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Community & Environment Services  
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**Application for Planning Permission.  
Town and Country Planning Act 1990**



**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:  Country Code:  National Number:  Extension Number:

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 253 Suffix:   
House name:   
Street address: Watford Road  
Croxley Green  
Town/City: RICKMANSWORTH  
County:   
Postcode: WD3 3RX

Description:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting: 508590  
Northing: 195911

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:   
Title: Mr First name: Laurence Surname: Moore  
Reference:   
Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Review and discussion of proposed site plan and house types

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Site Plan - drawing no. PL-02

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Waste storage in wheelie-bins stored in rear gardens

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Separate recyclable waste storage to be provided to local authority guidance, stored in rear gardens

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

## 10. Materials

Please state what materials (Including type, colour and name) are to be used externally (if applicable):

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Facing brick, weatherboarding - precise colours to be agreed

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Tiles - specification to be agreed

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PVC double glazed

### Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Painted timber

### Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Facing brick wall, close boarded timber fencing - as shown on Site Plan PL02

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Block paving, tarmac

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Not yet determined

### Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLD1, PL02, PL03, PL04, PLD5, PLD6, PL07, PL08, PL10

## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	34	34
Cycle spaces	0	34	34

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing details not known

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- b) Designated sites, important habitats or other biodiversity features  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No
- c) Features of geological conservation importance  
 Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

## 15. Existing Use

Please describe the current use of the site:

Part commercial car sales and part 2 x detached houses

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

### 18. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				10	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

10

#### Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					2
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

2

#### Overall Residential Unit Totals

Total proposed residential units	10
Total existing residential units	2

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Net Tradable Area				0.0
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking establishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0
B2	General industrial				0.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0
C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other		740.0	740.0	0.0	-740.0
Other			740.0		
	<b>Total</b>	<b>740.0</b>	<b>740.0</b>	<b>0.0</b>	<b>-740.0</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

## 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

## 21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

## 22. Site Area

What is the site area?

00.35 hectares

## 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development?  Yes  No

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

## 25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

If Other has been selected, please provide:

Contact name:

Title:  First name:  Surname:

Telephone number:

Country code:  National number:  Extension number:

Email Address:

## 26. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

**26. Certificates (Certificate B - continued)**

Notice recipient		Date notice served
Name: Geoffrey Thomas Sansom & Brian Sydney Sansom		16/06/2009
Number: 249 Suffix:		
Street: Watford Road		
Locality:		
Town: Croxley Green		
Postcode: WD3 3RX		
Name: Cyril Edward Sansom		16/06/2009
Number: 251 Suffix:		
Street: Watford Road		
Locality:		
Town: Croxley Green		
Postcode: WD3 3RX		
Title: Mr First name: Boyd Surname: Seddon		
Person role: Agent Declaration date: 15/06/2009		<input checked="" type="checkbox"/> Declaration made

**26. Certificates (Agricultural Holdings Certificate)****Agricultural Holding Certificate****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below. 

Title: Mr First Name: Boyd Surname: Seddon	
Person role: Agent Declaration date: 15/06/2009	<input checked="" type="checkbox"/> Declaration Made

**27. Declaration**I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. 

Date: 15/06/2009