

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR WORKS OR EXTENSION TO A DWELLING (INCLUDING APPLICATIONS WITHIN CONSERVATION AREAS)

The following information (on both the national and local list of requirements) in the validation checklist must be submitted with your application for it to be accepted as valid and for consideration of your application to begin. We encourage you to submit all applications online via the Planning Portal. However, if you choose to post, please provide 2 copies of hard documents or 1 copy of hard documents and a CD with plans no larger than A3 and to scale. If any of the required information is not submitted with your application, you should submit written justification as to why you consider it is not appropriate in the particular circumstances of your proposed development.

National List of Requirements

Document Required	Guidance Notes	Where to look for further assistance	Policy Driver	Provided (Y/N)
Completed application form, ownership certificate and agricultural land declaration	<p>It is recommended that applications are submitted through the Planning Portal.</p> <p>Application form must be completed in full, signed and dated. The description of the development should be concise and must accurately reflect all aspects of the proposal requiring planning permission.</p> <p>The ownership certificate must be provided where there are owners of the site other than the applicant. In the event that the applicant is the owner of the site, Certificate A should be completed.</p>	<p>https://www.planningportal.co.uk/applications</p> <p>https://www.gov.uk/guidance/making-an-application#Ownership-Certificate-and-Agricultural-Land-Declaration</p>	Town and Country Planning (Development Management Procedure Order) 2015 (as amended)	
Location Plan	<p>This drawing should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Normally be at a scale of 1:1250 or 1:2500 (metric). • Be up to date • Include the direction of north 	<p>https://www.planningportal.co.uk/applications</p> <p>https://www.gov.uk/guidance/making-an-application#Plans-and-</p>	Town and Country Planning (Development Management Procedure Order) 2015 (as	

	<ul style="list-style-type: none"> • Include sufficient named roads to identify the exact location of the site (wherever possible at least two) • Include all the surrounding buildings, roads and footpaths on land adjoining the site • Include a red line around all land required for the development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings) • Include a blue line around all other land owned by the applicant close to or adjoining the application site 	drawings	amended)	
Relevant fee	<p>Cheques should be made payable to: SADC or credit card payment should be made by calling 01727 866100.</p> <p>Alternatively applications made through the Planning Portal include a secure online payment facility.</p>	Please see https://www.planningportal.co.uk/services/help/faq/applications/how-much-does-a-planning-application-cost to assist in the calculation of the planning fee	Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)	

Local List of Requirements

Requirements	Guidance Notes	Where to look for further assistance	Policy Driver	Provided (Y/N)
Block Plan	<p>This drawing should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Normally be at a scale of 1:200 or 1:500 (metric) • Include the direction of north • Show the proposed development in relation to the site boundaries and other existing buildings on the site • Show all buildings, roads and footpaths on land adjoining the site including access arrangements • Show all public rights of way crossing or adjoining the site • Show the position of all trees on the site and adjacent land • Show the extent and type of any hard surfacing • Show the type and height of boundary treatment (e.g. walls, fences etc.) 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p>	
Existing and proposed elevations (at a scale of 1:50 or 1:100);	<p>These drawings should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Normally be at a scale of 1:50 or 1:100 (metric) • Should clearly show the proposed 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development</p>	

	<p>works in relation to what is already there</p> <ul style="list-style-type: none"> • Show all sides of the proposal • Show where a proposed elevation adjoins or is in close proximity to another building • Drawings should clearly show the relationship between the buildings and detail positions of the openings on each property 	<p>required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p>	<p>Management Procedure (England) (Order) 2015</p>	
<p>Existing and proposed floor plans (at a scale of 1:50 or 1:100);</p>	<p>These drawings should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Normally be at a scale of 1:50 or 1:100 (metric) • Include written dimensions to show overall size of any new buildings or extensions. • Show where existing buildings or walls are to be demolished (if applicable) • Show details of the layout of existing building(s) as well as those for the proposed development 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p>	
<p>Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100);</p>	<p>These drawings should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Normally be at a scale of 1:50 or 1:100 (metric) • Show how proposed buildings relate to existing site levels and neighbouring development (with 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order)</p>	

	<p>levels related to a fixed datum point off site)</p> <ul style="list-style-type: none"> Show details of existing and proposed foundations and eaves where a change is proposed and how encroachment onto adjoining land is to be avoided 	<p>and Country Planning (Development Management Procedure (England) (Order) 2015.</p>	<p>2015</p>	
<p>Roof plans (at a scale of 1:50 or 1:100).</p>	<p>These drawings should:</p> <ul style="list-style-type: none"> Contain a scale bar Normally be at a scale of 1:50 or 1:100 (metric). Show the shape of the roof, its location and any features such as chimney positions or windows 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p>	
<p>Street scene drawings.</p>	<p>Normally required when there is a change in height between a proposed development and the neighbouring buildings.</p> <p>These drawings should:</p> <ul style="list-style-type: none"> Contain a scale bar Be of a scale of 1:100 or 1:200 As a minimum, accurately show the height and outline of neighbouring dwellings/buildings and the position and size of windows/doors Accurately show any differences 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p> <p>St Stephen Parish</p>	

	<p>in levels, including dimensions</p> <ul style="list-style-type: none"> • Include written dimensions for gaps between buildings • Sandridge and St Stephens Parish Neighbourhood Plans - Show how views and gaps will be protected 	(England) (Order) 2015.	<p>Neighbourhood Plan (policy S1)</p> <p>Sandridge Neighbourhood Plan (policy E2)</p>	
Archaeology Assessment	<p>An archaeological desk based assessment is required for all applications where groundworks are proposed within a:</p> <ul style="list-style-type: none"> • Scheduled monument • Archaeological sites for local preservation • Archaeological sites subject to recording conditions <p>A desk based assessment should:</p> <ul style="list-style-type: none"> • Detail previous nearby finds recorded in the heritage environment record • Discuss the archaeological potential of the site <p>A written scheme of investigation may be required.</p> <p>Where such proposals include new basements, extensions to basements or other extensive groundworks, the results</p>	<p>Find out about archaeological assessments and evaluations at http://www.archaeologists.net/codes/ifa</p>	<p>National Planning Policy Framework</p> <p>Policy 111 of the St Albans District Local Plan Review 1994</p>	

	of an archaeological evaluation should be included.			
Biodiversity Survey and Report	<p>You will need to provide this with applications where the type and location of development are such that the impact on biodiversity may be significant.</p> <p>A Preliminary Ecological Appraisal survey and report should provide an initial assessment of the impact of the proposed development on wildlife. Proposals for mitigation or compensation measures including the protection of habitats, and provision of new habitats, should also be included where appropriate. For all sites, account should be taken of the timing of both surveys and site work, particularly in relation to nesting birds, priority species and habitats.</p> <p>Where protected and priority species are known or have the potential to be present an Extended Phase 1 Habitat Survey should be carried out. Depending on the results of the initial survey, further protected species surveys may be required.</p> <p>The information submitted should also be capable of assessment under the requirements of the Habitat Regulations.</p>	<p>https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> <p>https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/biodiversity-wildlife/hertfordshire-ecological-advice-service.aspx</p>	<p>National Planning Policy Framework</p> <p>Policy 106 of the St Albans District Local Plan Review 1994.</p>	

	The demolition of buildings in areas where bat activity has been identified will require a Preliminary Roost Assessment.			
Daylight/Sunlight Assessment	<p>Required for applications that break the established building grain and street pattern. Where primary side facing windows exist adjacent to the proposed development and the proposal would breach a 25 degree line, a Daylight and Sunlight Assessment will be required in order to establish the level of harm which would occur from the proposed development. This may also be requested for a proposal which breaches the 45 degree line taken from the centre point of the nearest habitable room window on neighbouring properties.</p> <p>Should include diagrams of how the shadows of the building will impact on neighbours for all four quarters of the year. Both diagrammatic and technical information may be required (in order to demonstrate that the guidance set out in the BRE's <i>Site Layout For Daylight and Sunlight: A Guide to Good Practice (2nd edition)</i> have been achieved).</p>	https://www.bregroup.com/services/testing/indoor-environment-testing/natural-light/	National Planning Policy Framework Policy 72 of the St Albans District Local Plan Review 1994.	
Flood Risk Assessment	<p>Required for sites of more than 1 ha. In Flood Zone 1.</p> <p>Required for all new development in Flood Zones 2 and 3.</p>	https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications	National Planning Policy Framework Policy 84 of the	

	<p>The FRA should:</p> <ul style="list-style-type: none"> • Assess the existing situation • Assess whether the proposal is likely to be affected by current or future flooding from any source • Satisfy the LPA that the development is safe and where possible reduces flood risk overall • State whether it will increase flood risk elsewhere and identify opportunities to reduce the probability and consequences of flooding • Include proposed mitigating measures to be undertaken to deal with the effects and risks of flooding, taking climate change into account <p>The FRA should include the design of surface water management systems including Sustainable Drainage (SUDS) and address the requirement for safe access to and from the development in areas at risk of flooding.</p> <p>The FRA should provide evidence that demonstrates, where required, the Sequential and Exception Test of NPPF have been met</p>		<p>St Albans District Local Plan Review 1994.</p>	
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<p>Heritage Statement</p>	<p>This is required for Applications which are likely to affect:</p> <ul style="list-style-type: none"> • Designated heritage assets (e.g. Listed Buildings and Conservation Areas) • Non designated heritage assets such as Locally Listed Buildings, Areas of local archaeological importance and Locally Listed Gardens <p>The Statement should:</p> <ul style="list-style-type: none"> • As a minimum reference the appropriate Historic Environment Records. • Shall state the significance of the heritage asset, including any contribution made by its setting. In some applications this may be limited to the areas affected by the proposals. • Shall contain an impact assessment which describes any potential impact of the proposals on the significance of heritage assets affected, including any contribution made by their setting. In some applications this may be limited to the areas affected by the proposals 	<p>https://historicengland.org.uk/content/docs/guidance/statements-of-heritage-significance-consultation-draft/</p> <p>This information can be found by using the Planning Constraints map layers in our Local Information Service on the Council's website: http://gis.stalbans.gov.uk/wmlcustomerservice/</p>	<p>National Planning Policy Framework</p> <p>Harpenden Neighbourhood Plan (policy ESD2)</p> <p>St Stephen Parish Neighbourhood Plan (policy S4)</p> <p>Sandridge Neighbourhood Plan (policy E5)</p>	
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	<ul style="list-style-type: none"> • Include a structural survey (if required) 			
Tree Survey and Arboricultural Implications Assessment including Tree Protection Method Statement	<p>This is required where:</p> <ul style="list-style-type: none"> • There are significant trees within the site or street trees that may be affected by the development or construction works, including storage of materials; or • There is a Tree Preservation Order protecting trees on the application site; or • The proposed development is sited near to a protected tree(s) on neighbouring land; or • For application sites within Conservation Areas where trees are present. 	BS5837:2012 Trees in relation to design, demolition and construction - Recommendations	National Planning Policy Framework Policy 74 – Landscaping and Tree Preservation – St Albans District Local Plan Review 1994.	
Parking Strategy including cycle parking provision	<p>Any new development proposal which provides a level of parking which falls below maximum standards should include a justification for the quantum of parking that is proposed.</p> <p>Existing and proposed arrangements for:</p> <ul style="list-style-type: none"> • Parking and cycle storage • Access and turning arrangements for vehicles and pedestrians. <p>This may be shown on the block plan.</p>		National Planning Policy Framework Policies 39 and 40 of the St Albans District Local Plan Review 1994 St Stephen Parish Neighbourhood Plan (S5, S12 & S14)	

Supporting Planning Statement	<p>Required for:</p> <p>Applications within the Metropolitan Green Belt</p> <p>Statements should:</p> <ul style="list-style-type: none"> • Include a full explanation of the proposal including any relevant background or site history • Identify the context and need for the proposed development including justifications • Include an overview of how the proposal accords with the Local Plan, Neighbourhood Plan(s) and other relevant documents 		<p>National Planning Policy Framework</p> <p>St Albans District Local Plan Review 1994</p> <p>Harpenden Neighbourhood Plan 2019</p> <p>St Stephen Parish Neighbourhood Plan</p> <p>Sandridge Neighbourhood Plan</p> <p>National Planning Practice Guidance</p>	
Harpenden Neighbourhood Plan Requirements	<p>In addition to the above requirements, for householder applications within the Neighbourhood Plan area, the following documents may also be required (this list is not exhaustive):</p> <ul style="list-style-type: none"> • Design Statement (ESD1 and 2) • Car Parking Design (ESD5) • Sustainability Statement (ESD15) • Water Conservation Statement 		<p>Harpenden Neighbourhood Plan 2019</p> <p># https://www.harpenden.gov.uk/neighbourhood-plan</p>	

	(ESD19) <ul style="list-style-type: none"> • Pollution Management (ESD20) 			
St Stephen Parish Neighbourhood Plan	In addition to the above requirements, for householder applications within the Neighbourhood Plan area, the following documents may also be required (this list is not exhaustive): <ul style="list-style-type: none"> • Design Statement including details of Car Parking Design, Energy Use, Climate Change, Water Use, National Design Guide and National Model Design Code (S5) • Minimising environmental impact of development (S6) • Protecting River Ver and Colne (S9) 		St Stephen Parish Neighbourhood Plan https://www.stalbans.gov.uk/sites/default/files/attachments/1.%20St%20Stephen%20Neighbourhood%20Plan%20-%20Referendum%20Version.pdf	

Applicants are referred to Paragraphs 39-42 of the National Planning Policy Framework (2021) regarding pre-application engagement. The Council has a pre-application advice service and encourages applicants to use this service. Further details can be found on the Council's website: <http://www.stalbans.gov.uk/planning/makingaplanningapplication/householderpreapp.aspx>