PP-15374193

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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 97

Suffix:

Property Name: Tamarind

Address Line 1: Ashbourne Road

Address Line 2: Cowers Lane

Address Line 3: Derbyshire

Town/city: Belper

Postcode: DE56 2LF

Description of site location must be completed if postcode is not known:

Easting (x): 431046

Northing (y): 347136

Description:

Applicant Details

Name/Company

Title

Mr

First name

T

Surname

Cambridge

Company Name

-

Address

Address line 1

97 Cowers Lane,

Address line 2

Address line 3

Town/City

Belper

County

Derbyshire.

Country

UK

Postcode

DE56 2LF

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Keighley

Company Name

DKMY Architects Ltd

Address

Address line 1

Fountain Studio,

Address line 2

The Triangle

Address line 3

Matlock Road

Town/City

Belper

County

Derbyshire

Country

United Kingdom

Postcode

DE561BE

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

In reference to ENF/2026/0199.
Proposed engineering works at Tamarind 97 Ashbourne Road Cowers Lane Belper Derbyshire DE56 2LF to repair an existing retaining structure adjacent to Franker Brook. The erection of an open plan carport and 1800mm close boarded composite fence with 450mm trellis panel above.

Has the work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/07/2026

Has the work already been completed without consent?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Brookside retaining wall - concrete filled and bags, stone and poured concrete. Vertical timber close boarded fence.

Proposed materials and finishes:
Brookside retaining wall to be retained in part. New concrete interlocking blocks to repaired sections. Anthracite composite fence panels and trellis panels. Anthracite coated aluminium posts and framed car port.

Type:
Roof

Existing materials and finishes:
None

Proposed materials and finishes:
Car port - structural clear glass roof.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Concrete, hardcore and gravel.

Proposed materials and finishes:
Porous resin bound gravel.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

26-144-08-01 - Location Plan
26-144-08-02 - Proposed Block Plan
26-144-08-03 - Existing Block Plan
26-144-21-01 - Section Detail
26-144-21-02 - Elevations.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENF/2026/0199

Date (must be pre-application submission)

02/10/2026

Details of the pre-application advice received

As I explained at the time, I had visited the property in response to complaints received by the Council. It is apparent that you have undertaken works to the riverside which runs under and alongside your property. You explained that the works were necessary to stabilise the bank and guard against future flooding.

I explained when we met it appears that these works are engineering operation that would require planning permission.

You told me that all the works had been carried out professionally and that you had technical drawings.

I also noted that a car port had been erected forward of the front elevation of the property which would also require planning permission and explained that so long as all the works are within your curtilage, you should be able to include all the works in one planning application.

We agreed that no further works would be carried until such time as you had obtained planning permission for the works.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Richard

Surname

Keighley

Declaration Date

13/11/2026

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Richard Keighley

Date

16/11/2026