

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="GU34 1QD"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? Yes No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is to part convert the existing 9m x 2.4m integral garage by reducing its overall length to create a small home office approx., 3m x 2.4m. The office section will be entered through the existing kitchen/garage internal door making it part of the main house, leaving a reduced garage length of 6m. Although part of the garage will be converted to a room, the overall use of the property will remain residential and no additional area will be added to the outside of the house.

Building work:

Construction: A cavity wall to be built across the width of the garage to separate the two areas. This wall will incorporate a new fireproof internal door exit from the office to the reduced garage area. The addition of a single leaf wall on the inside of the office area to convert the current single external wall to a cavity one. The internal gully will be sealed and fitted with a rodding union for emergency access. The floor of the office area will be raised to the same level as the existing house floor with concrete, insulation and top screed. Two new windows will be fitted, one to replace the current fixed glazed window in what will become the office section, converting it to a venting window with fire escape opening to meet current safety requirements. Plus, a new window for the reduced garage section. Both will be double glazed casement windows in the same materials, style and colour to match the existing house windows. All walls in the office section will be insulated, fireproofed and plastered. The office section will have a new ceiling, insulation and fireproofing to current standards. The office area will be fitted with skirting boards and decorated.

No external building will be added to the outside of the house. The only visible external change will be the new windows on the side elevation of the house, which will not be seen from the front of the house on the New Odiham Road. The garage will still accommodate a larger than average car and there is enough parking on site for four cars. Access to and from the house will not be affected during or after conversion of the garage.

Does the proposal consist of, or include, a change of use of the land or building(s)? Yes No

Has the proposal been started? Yes No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The house, integral garage and land is a private residence. Part conversion of the garage will not affect or change this use. No additional external area will be added to the house.

I believe the proposed conversion/alterations is covered by "permitted development rights" described in the Town and Country Planning (General Permitted Development) (England) 2015.

SCHEDULE 2 Permitted development rights

PART 1 Development within the curtilage of a dwelling house

Class A – enlargement, improvement or other alteration of a dwelling house recently updated /amended (2020) now class 3a C3 Dwellinghouses

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

5. Grounds for Application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe the work to be carried out is covered by "permitted development right, part conversion of the garage will not increase the external foot area to the house nor will it change the overall use of the dwellinghouse or land within its boundary - it will remain a private residence.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Ms Bird has advised that she has had the opportunity to investigate the planning history of the site and confirms that there are no restriction condition that relate to the use of the garage, no form of planning permission would be required using materials which match the existing dwelling.

8. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff**

8. Authority Employee/Member

- (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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

30/01/2021