

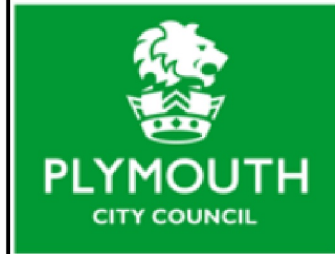
PLANNING DEPARTMENT

Plymouth City Council, Floor 2, Ballard House,
West Hoe Road, Plymouth, PL1 3BJ

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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	102
Suffix	
Property name	
Address line 1	Church Way
Address line 2	
Address line 3	
Town/city	Plymouth
Postcode	PL5 1AH

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

Easting (x)	245117
Northing (y)	57834

Description

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2. Applicant Details

Title	
First name	Vincent
Surname	Braddon
Company name	
Address line 1	102, Church Way
Address line 2	
Address line 3	
Town/city	Plymouth

2. Applicant Details

Country

Postcode

PL5 1AH

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Lauren

Surname

Gregory

Company name

King Welsh

Address line 1

Unit 2 Delamore Park

Address line 2

Address line 3

Town/city

Cornwood

Country

Devon

Postcode

PL21 9QS

Primary number

Secondary number

Fax number

Email

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 includes the addition of a rear extension to 102 Church Way, as detailed in plans provided.

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)

5. Grounds for Application

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 proposal complies with Permitted Development guidance as set out on the planning portal website, under Class A – Enlargement, improvement or alteration. Reasons for Lawful Development under Class A are as follows. The property 102 Churchway is not a listed building. The proposal is for a single storey rear extension to an existing semi-detached dwelling. The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage. The proposed extension does not extend beyond the rear wall of the original building by more than 3m and does not exceed 4m in height. The eaves height within 2m of the site boundary is less than 3m in height. The proposed materials are of similar appearance to those of the existing dwelling house.

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

The proposal complies with Permitted Development guidance as set out on the planning portal website, under Class A – Enlargement, improvement or alteration. Reasons for Lawful Development under Class A are as follows. The property 102 Churchway is not a listed building. The proposal is for a single storey rear extension to an existing semi-detached dwelling. The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage. The proposed extension does not extend beyond the rear wall of the original building by more than 3m and does not exceed 4m in height. The eaves height within 2m of the site boundary is less than 3m in height. The proposed materials are of similar appearance to those of the existing dwelling house.

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

8. 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

8. Authority Employee/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)

19/05/2021