



**WATFORD
BOROUGH
COUNCIL**

Place Shaping and Corporate Performance - Development Control

Town Hall, Watford, WD17 3EX

Email: developmentcontrol@watford.gov.uk

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Telephone: 01923 226400

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	<input type="text" value="6"/>
Suffix	<input type="text" value="A"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Cherry Tree Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Watford"/>
Postcode	<input type="text" value="WD24 6SB"/>

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

Easting (x)	<input type="text" value="510614"/>
Northing (y)	<input type="text" value="199177"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Kirankumar"/>
Surname	<input type="text" value="Purohit"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="6A, Cherry Tree Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Watford"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="WD24 6SB"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Nik"/>
Surname	<input type="text" value="Vyas"/>
Company name	<input type="text" value="Yellow Studio"/>
Address line 1	<input type="text" value="B86 INTEGER HOUSE"/>
Address line 2	<input type="text" value="BRE Innovation Campus"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hertfordshire"/>
Country	<input type="text" value="UK"/>
Postcode	<input type="text" value="WD25 9XX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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 proposed structure is a single storey rear extension which is 5.2m from the rear wall of the property, it will be accessed from the existing kitchen space and act as a more insulated 'conservatory area '.

The rear of the property is south facing hence it is an excellent opportunity for an extension to the rear of the property; the elevation shows the amount of windows on the proposed this indeed will fill the additional room with plenty of light.

The proposed will have a sliding door on the side wall similar to the existing ones at the rear of the property, this will allow access to the rear of the site/ garden space. Moreover, the proposal will use acoustic glazing in order to create an airtight and soundproof room for a severe autistic person with challenging behaviour.

The roof of the proposed building will be a flat roof with x2 skylights. The roof will adapt a slight slope for the drainage of water

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

4. Description of Proposal

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 building is not in a green belt, nor a listed building or in a conservation area. The property does not categorise itself as article 2(3) land "In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites". Therefore the property has permitted development rights. The PD Technical guidelines indicates the rights for householders to "improve and extend their homes without the need for planning permission". Hence it is lawful for the proposed development.

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

Design and Access statement

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 proposed rear extension conforms with the PD Technical guidelines and is designed to "improve and extend their home" under class A . The rear extension extends 5.2m from the rear wall of the existing property.

A.1(g)(i) in the PD Guidelines states that the height of the extension should not exceed 4 metres in height. The proposal is 2.6 metres from the ground floor. The height of the proposed is "appropriate in the street scene", since the extension at the rear follows the existing roof profile.

Materials: The proposed extension works will be constructed using appropriate materials to the local context. The "colour and tonal" specialties of the materials will be similar to the neighbouring buildings.

The proposed extension does not adversely affect the level of amenity enjoyed by neighbours. The proposed extension is designed in such a way that it does not result in any significant loss of privacy to neighbouring houses. None of the windows to habitable rooms directly face each other.

Infill development and extensions in established residential areas: The proposed extension is "compatible with the architectural style, roof form, windows, detailing and materials of the host building"

The proposal is merely for the use of a severe autistic person with challenging behaviour, in which we can provide documentation support upon request. This extension will not only will give more space to the applicant but also enrich the spaces they reside in.

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

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)

11/06/2021