

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="30"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Chantry Way"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Billericay"/>
Postcode	<input type="text" value="CM11 2AT"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="567722"/>
Northing (y)	<input type="text" value="194655"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Joanne"/>
Surname	<input type="text" value="Ling"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="30, Chantry Way"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Billericay"/>

2. Applicant Details

Country	
Postcode	CM11 2AT
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Ruth
Surname	Chadney
Company name	
Address line 1	1 Dukes Farm Close
Address line 2	
Address line 3	
Town/city	Billericay, Basildon
Country	United Kingdom
Postcode	CM12 0QB
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)

30 Chantry Way is a single dwelling house. There is an existing conservatory to the rear with a footprint of 10.7 square meters. The owners brief is to demolish the existing conservatory and replace it with a single-storey full width rear extension. The footprint of the new extension will be 19.3 square meters.

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 owner seeks to alter their existing dwellinghouse by replacing an existing conservatory with a new rear extension under Schedule 2, Part 1 (Development within the Curtilage of a Dwelling house), Class A of the Town and Country Planning (General Permitted Development) (Amendment) Order, permitted development rights covers:

'The enlargement, improvement or other alteration of a dwellinghouse'

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

- Covering Letter
- CLOPUD Drawings:
 - o30CW-000 Location Plan
 - o30CW-100 Existing & Proposed Ground Floor Plan and Extension Roof Plan
 - o30CW-200 Existing & Proposed Rear Elevation
 - o30CW-201 Existing & Proposed Side Elevation

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?

We are of the view that the proposals are permitted development under Class A because:

- in accordance with Condition A.1(b), the total area of ground covered by buildings would be less than 50% of the total area of the curtilage;
- in accordance with Condition A.1(c), the height of the enlargement would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- in accordance with Condition A.1(d), the height of the eaves of the enlargement would not exceed the height of the eaves of the original dwellinghouse;
- in accordance with Condition A.1(e), the enlargement would not extend beyond a wall which-
 - (i) forms the principal elevation of the original dwellinghouse or;
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse
- in accordance with Condition A.1(g), the dwellinghouse, which does not lie on article 2(3) land or on a site of specific interest, would not extend beyond the rear wall of the original dwellinghouse by more than 6 meters and would not exceed 4 meters in height;
- in accordance with Condition A.1(i), the enlargement would be within 2 meters of the dwellinghouse, and the height of the eaves would not exceed 3 meters;
- in accordance with Condition A.1(k), the enlargement would not consist of or include-
 - (i) a verandah, balcony or raised platform
 - (ii) a microwave antenna
 - (iii) a chimney, flue or soil vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.
- in accordance with Condition A.3(a), the materials used on the exterior work would be of similar appearance to those used in the construction of the exterior or the existing dwellinghouse.

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)

12/07/2021