

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="5"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text"/> |
| Address line 1 | <input type="text" value="Pinfold Lane"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="South Luffenham"/> |
| Postcode | <input type="text" value="LE15 8NR"/> |
| Description of site location must be completed if postcode is not known: | |
| Easting (x) | <input type="text" value="494219"/> |
| Northing (y) | <input type="text" value="302088"/> |
| Description | <input type="text"/> |

2. Applicant Details

| | |
|----------------|--|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Jonathan"/> |
| Surname | <input type="text" value="Bell"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="5 pinfold lane"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="South Luffenham"/> |

2. Applicant Details

| | |
|---|---|
| Country | <input type="text" value="Rutland"/> |
| Postcode | <input type="text" value="LE15 8NR"/> |
| 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)

To build a small extension at the rear of the property unseen from the road. No more than 50% of curtilidge and no more than 2.4m high. The exact floor plan of the extension would be 10 feet 6 " by 6 feet. And I have included drawings of the above floor plan including a side elevation. I have spoken to the owner of the next door dwelling and they have no objection to the proposed development. The roof would be pitched and have a velum window.

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The extension would occupy less than 50% of current garden space and be used as a dining room. The current window in the kitchen would be reused in the extension. The extension would be of standard brick and tile and in keeping with the existing house.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The garden area is currently laid to concrete.

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

I am the owner of the property and the extension sits within the permitted development rights although this application for a lawful development certificate is being sort due to the property being situated in a conservation area.

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

I have contacted the planning department who have advised me to make this application under lawful development and not a full 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.

Other

Other

5. Grounds for Application

Extension to house

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 development is within permitted development rules, less than 50% of curtilidge, no more than 3m from current building, no more than 4 m in height (well within this) and not seen from the road. The extension will be in keeping with brick and tile construction of the main house. Given these facts I believe a certificate should be issued.

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)

07/01/2022