

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	17
Suffix	
Property name	
Address line 1	Beverley Rise
Address line 2	
Address line 3	
Town/city	Billericay
Postcode	CM11 2HU
Description of site location must be completed if postcode is not known:	
Easting (x)	568433
Northing (y)	194336
Description	

2. Applicant Details

Title	Mr and Mrs
First name	
Surname	Paul Charity & Alana Kelly
Company name	
Address line 1	17, Beverley Rise
Address line 2	
Address line 3	
Town/city	Billericay

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CM11 2HU"/>
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="Mrs."/>
First name	<input type="text" value="Maria"/>
Surname	<input type="text" value="Bremppou"/>
Company name	<input type="text" value="MTM VISION LTD"/>
Address line 1	<input type="text" value="Monomark House"/>
Address line 2	<input type="text" value="27 Old Gloucester Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="WC1N 3AX"/>
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)

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

Residential Domestic Use

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?

Proposed Loft Conversion to a Semi-Detached Dwelling

The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

- 1.The proposed extension will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
- 2.The proposed extension will not be built within the grounds of a listed building.
- 3.No part of the proposed works exceeds the height of the highest part of the existing roof to the dwelling
- 4.No part of the proposed works extends beyond the plane of the existing roof which forms the principal elevation and fronts the highway
- 5.The edge of any enlargement to the roof (with the exception of the half hip to gable extension) will be not less than 20cm from the eaves of the original roof
- 6.The cubic content of new roof space is 40.70m3 which is less than allowable volume of 50m3 (see calculations below).
- 7.External materials will be of similar appearance to those used in the construction of the existing dwelling-house
- 8.Any proposed side window will be fitted with obscure glazing and will be non-opening below 1.70m above floor level

The proposals are therefore considered allowable as Class A and Class B Permitted Development within the terms of “The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008”

Volume of Total Loft Conversion
Volume of Dormer

(3.499x2.247)/2= 3.93m3
6.210x3.20= 19.872m3

Volume of gable roof

(3.5x8.30x3.5)/6=16.95m3

TOTAL VOLUME= 40.7m3<50m3

Proposed Single Storey Rear Extension to a Semi-Detached Dwelling

The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

- 1.The proposed extension will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
- 2.The proposed extension will not be built within the grounds of a listed building.
- 3.The proposed extension does not exceed more than 50% of the total area of land around the original house.
- 4.The proposed extension will not be self-contained or form any part of living accommodation.
- 5.The proposed extension will go beyond the rear wall of the original house by 3m
- 6.The proposed extension is a single storey rear extension.
- 7.The proposed extension, and when inside the 2m boundary line, proposes a maximum eaves height of no higher than 3m whilst the ridge and total height of the extension is 4.00m as allowed to be considered permitted development.
- 8.The proposed extension does not contain any balconies, verandas or decking.
- 9.The proposed extension will not forward of the principal elevation or side elevation fronting a highway.
- 10.The proposed extension materials are similar in appearance to the existing 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

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)

25/01/2022