

Rushcliffe Borough Council
Communities

Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham NG2 7YG

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="47"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Nottingham Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Nottinghamshire"/>
Town/city	<input type="text" value="Gotham"/>
Postcode	<input type="text" value="NG11 0HE"/>

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

Easting (x)	Northing (y)
<input type="text" value="453617"/>	<input type="text" value="330515"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Miss

First name

Suzie

Surname

Smith

Company Name

Address

Address line 1

47 Nottingham Road

Address line 2

Address line 3

Nottinghamshire

Town/City

Gotham

Country

Postcode

NG11 0HE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

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)

refer to drawings, large rear dormer window and render to rear elevation

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

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

Ground for the Application

Confirm that the property is not in a conservation area and does not have any relevant planning history, and the works meet the requirements of the Permitted Development Rights as set out below (copied from PP website):

The current house:

Is not a building containing one or more flats, or a flat contained within such a building
Has not already had additional storeys added to it under permitted development rights
Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.
Was not built as a 'New Dwellinghouse' under permitted development rights.
Is not on Article 2(3) designated land*
Limitations on the proposed development:

Materials must be similar in appearance to the existing house
Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
40 cubic metres for terraced houses; or
50 cubic metres otherwise
Must not exceed the height of the existing roof.
On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
Must not include:
verandas, balconies* or raised platforms; or
installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'
Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
Construction must ensure that:
The eaves of the original roof are maintained (or reinstated)
Any enlargement is set back, so far as practicable, at least 20cm from the original eaves (see pages 35-36 of the Technical Guidance below for more details)
The roof enlargement does not overhang the outer face of the wall of the original house
With the exceptions that:

Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement.
None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension

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.

C3 - Dwellinghouses

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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

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.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

as the proposals meet the above permitted development criteria as listed in previous question

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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.

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?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Frost

Date

21/04/2022