



WEST OXFORDSHIRE planning@westoxon.gov.uk
DISTRICT COUNCIL 01993 861420

Council Offices • Elmfield • New Yatt Road
Witney • Oxfordshire • OX28 1PB

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

41

Suffix

B

Property Name

Manor Bungalow

Address Line 1

High Street

Address Line 2

Address Line 3

Oxfordshire

Town/city

Standlake

Postcode

OX29 7RH

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

Easting (x)

439774

Northing (y)

203054

Description

Applicant Details

Name/Company

Title

Mrs

First name

Zoe

Surname

Davies

Company Name

Address

Address line 1

48 Jack Straws Lane

Address line 2

Address line 3

Town/City

Headington

Country

England

Postcode

OX3 ODW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

Fax number

Email address

Davieszoem@hotmail.co.uk

Agent Details

Name/Company

Title

Miss

First name

Holly

Surname

Nash

Company Name

Nash Design

Address

Address line 1

20 Blind Lane

Address line 2

Address line 3

Town/City

Bourne End

Country

england

Postcode

SL8 5JX

Contact Details

Primary number

~~07344447954~~ 

Secondary number

Fax number

Email address

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)

Side, rear and additional storey extensions to existing property together with three ancillary outbuildings on the original plot of 1.04 acres (excluding access drive), addition of hardstanding to existing bungalow and proposed garaging.

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

Existing residential property built under planning approval dating back to est. 1990, in which the site was separated from The Manor and the property was built.

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

planning application 0346/92 in 1992

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?

Due to proposed additions being clearly covered as permitted development within the Permitted Development Rights for Householders document provided by the Ministry of Housing Communities and Local Government.

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Current Owner-

Uwe Kitzinger

The Manor

High Street

Standlake

OX29 7RH

Purchasing Property-

Mrs Zoe Davies and Neil Gorton

48 Jack Straws Lane

Headington

OX3 0DW

Have they been informed of the application?

- Yes
- No

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

Holly Nash

Date

18/05/2022