



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Leigh-Ann

Surname

Ross

Company Name

Address

Address line 1

Windyridge

Address line 2

Hale Road

Address line 3

Town/City

Hale

Country

United Kingdom

Postcode

SP6 2NW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

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)

construction of summer house/shed outbuilding in garden (please see attached plans)

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

One existing shed to be removed and the current concrete replaced as this is damaged and has subsided in sections. The existing OS Map gives a false picture of the existing footprint of the rear garden. For example an area that is concreted is shown to be a building attached to the main house. I have attached aerial pictures of the property so you can see the discrepancies in their records. I have also disclosed this in our pre application that we submitted for advice last year. A copy of this correspondence with the New Forest National Park Authority is also attached.

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

As detailed above, OS Maps have the current shed and concrete down as a building attached to the main house. This is incorrect. I have attached aerial pictures of the property so you can see the discrepancies in their records.

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

The existing site is garden (curtilage) to Windy Ridge - C3 Residential use.

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

We have written confirmation from a planning officer that we need to apply for this type of application for what we want to put in the garden.

Case Number: EQ/21/50480

Date: 05/05/2021

Officer: Claire Woolf

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?

The proposed outbuilding would be for incidental use/purposes, not providing habitable accommodation, within the curtilage of the house and within 20 meters of the rear of the property. The size and location of the proposed outbuilding conforms with Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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

If Other has been selected, please provide contact details:

Title

Miss

First name

Leigh-Ann

Surname

Ross

Phone Number



Pre-application Advice

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

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Ms

First Name

Claire

Surname

Woolf

Reference

Case Number: EQ/21/50480

Date (must be pre-application submission)

05/05/2021

Details of the pre-application advice received

Dear Ms Ross

Case Number EQ/21/50480

Proposal Summer house; removal of existing shed

Site Windy Ridge, Hale Road, Hale, Fordingbridge, SP6 2NW

Thank you for your correspondence received on 20 April 2021 relating to the removal of 2 sheds (one which is collapsing) and the construction of a summerhouse measuring 5.3 metres by 4.51 metres and 2.45 metres tall.

Permitted development rights have not been removed for outbuildings at this property and there are no article 4 directions.

From the information provided I would suggest the proposed summer house would be permitted development as it would be for an incidental use, not providing habitable accommodation and within the curtilage of the house and within 20 metres of the rear of the property. The information provided including the size and location suggest the building would conform with Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

For formal confirmation that works would be permitted development a certificate of lawful development should be submitted to the Authority.

Please be advised that advice is made without consideration to any third party comments, without the benefit of a site visit and is offered without prejudice to the determination of any subsequent planning application.

I trust this information clarifies the points raised in your letter. Please do not hesitate to contact me on the email address below if I can be of further assistance.

Yours sincerely

Claire Woolf

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

Leigh-Ann Ross

Date

12/09/2022

Amendments Summary

I have made the requested changes as stated in the letter from Claire Baker dated the 6th of September 2022.