



Development Management  
Causeway House  
Bocking End  
Braintree  
Essex CM7 9HB

T: 01376 552525  
E: [planning@braintree.gov.uk](mailto:planning@braintree.gov.uk)  
W: [www.braintree.gov.uk](http://www.braintree.gov.uk)

## 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

Mr

First name

James

Surname

Flanagan

Company Name

### Address

Address line 1

135a Witham Road

Address line 2

Black Notley

Address line 3

Town/City

Braintree

County

Country

United Kingdom

Postcode

CM77 8LR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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)

We are having installed a Eurocell dedicated garden room to the rear of our existing garden  
We have no need to alter or create a new access or drainage  
There are no alterations to the existing garden required  
The garden room is free standing  
We have lowered the rear garden area to accommodate the new garden room to a size of 18.72M2 and provided a concrete base for the structure to sit on top of.

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

After checking with the planning officer it was identified that PDR has not been removed on our property and is in place  
Our garden room fully conforms to the required size and height placed on the same - The roof is 2440mm at the back and 2490mm at the front so rain water will run off the back into the rear guttering.  
The external size of room is 4980 x 3760 and the internal is 4680mm x 3460mm  
  
No other work has ever been carried out to the property

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

We list the PDF file showing the string line of the base along with the design and roof height

Select the use class that relates to the existing or last use.

C2 - Residential institutions

**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.

C2 - Residential institutions

**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 stated above we are looking to build and install a free standing garden room in our garden that fully conforms to the planning rules as we understand them and as discussed over a telephone call with one of the Braintree planning officers  
This includes, location size in terms of depth and width along with height as part of the installation process we are being sympathetic to the area and indeed have further lowered the rear garden by 200mm. We believe that a LDC should be granted for this small project

### 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

James Flanagan

Date

14/06/2023