

Applicants Statement.

Application for a Lawful Development Certificate

Subject: Conservatory constructed at 349 Mossy Lea Road, Wrightington, Wigan. WN6 9SB.

Introduction

The conservatory was completed during 2012. Initially we had been informed that the conservatory did not need to be presented for Planning Permission as it could be built under Permitted Development Rights.

Whilst we were led to believe that the conservatory met all the criteria under Permitted Development Rights, we recently discovered that we did not comply with the requirement that a single storey extension must not extend beyond the rear wall of the original house by 3 meters.

The conservatory extends 3.4m from a previous extension, which in itself extends 3.9m from the original house.

The conservatory extends across the width of the existing dwelling and has overall dimensions of 5.8m wide x 3.4m deep. The height to the ridge is 3.85m.

The conservatory was constructed with the intention of enhancing both the aesthetics and the functional aspects of the property. It was designed in harmony with the existing architecture of the house and aimed at providing a versatile space that can be used for various purposes including relaxation or as an extended living area.

I would like to address the reasons for pursuing a Lawful Development Certificate;

1. **Architectural Compatibility:** The conservatory's design was carefully selected to complement the original structure of the property. Its size, materials, and appearance were chosen to ensure visual harmony with the existing building.
2. **Limited Impact on Neighbours:** The Conservatory has been built with utmost consideration for neighbouring properties. It does not obstruct any views, sunlight or privacy of adjacent homes.
3. **Respect for Planning Guidelines:** While we acknowledge the oversight in not obtaining planning permission beforehand, we are committed to following planning guidelines and regulations hence seeking to regularise the current situation.
4. **Time Limit for breach of planning control:** We understand that this is four years for building, engineering, mining or other operations in, on, over or under land, without planning permission.

We kindly request your understanding and consideration of my case for this application to regularise the genuine oversight of not seeking formal planning approval prior to construction.

The Building contractor involved at the time has ceased trading and we have no documented evidence of the construction works, only the photographic evidence as presented below.

Mr. W. McFadden

1st. September 2023



Google Earth Image dated 04-2015



The conservatory can be seen in the picture above, estimated date 2015.

Download from Amazon Photos – On this day 2012.



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May 27

< TUE 23 WED 24 THU 25 FRI 26 SAT 27 SUN 28 MON 29 >



This day 2012



Drone Image – March 2017





Works commenced on the Conservatory – December 2011