

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)
<input type="text" value="489149"/>	<input type="text" value="177334"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Davies

Company Name

Address

Address line 1

Willow Tree House

Address line 2

Moneyrow Green,

Address line 3

Holyport

Town/City

Maidenhead

County

Berkshire

Country

United Kingdom

Postcode

SL6 2NA

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)

The proposal is to build an outbuilding for use as a garden room for occasional use for recreation, storage and a changing room next to a Swim Spa. The Swim Spa is used for exercise, recreation and mainly for physio for my son who has Duchenne Muscular Dystrophy, a muscle wasting condition that is assisted by water supporting his weight and putting less strain on his muscles. The proposed building is to provide a discreet location for washing and drying in warmth after being in the pool and for general recreation.(photos in attached documents).

The proposed location of the outbuilding is on the site of a prior patio and rockery. We have replaced the pond with a Swim Spa and building the garden room alongside where the patio and rockery were.

The location is in the rear corner of our garden aligned with our rear neighbours garage, and with the left elevation towards our left hand neighbour with no windows and to be left clad. The whole building is below the canopy of the Willow tree.

The proposed outbuilding would have a flat roof and measure 2.5m in height from the base of the Willow Tree total 3m from the lowest lawn level, 6.79m wide and 3.85m deep. The outbuilding would be finished in a fire retardant timber cladding to all elevations in line with Building Regulations 2010 and reviewed by building control. The front elevation would have single door and window to the front. It is proposed to install a wetroom with shower, sink and WC to the right hand side with the sloped roof measuring from 2.5m at the highest point to 1.74m at the lowest point and a small obscured window for ventilation on the right hand 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

Not applicable.

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

Location plan
Block plan
Elevation drawings
Photos of the garden and site
Permitted development rights for householders pdf.

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

Other

Other (please specify)

Patio and Rockery

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Garden room

Is the proposed operation or use

- Permanent
 Temporary

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

We started to build the garden room with a total height to the upmost point to 2.5m measured from the soil at the base of the Willow Tree and using the Permitted Development Rights for Householders Technical Guidance and the definition in Height "Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking".

We have reinforced the existing base with concrete but not adjusted the level from the existing level. There are several different levels around our garden and neighbours so we are applying for this certificate to be clear before continuing any further with the development as per the pictures attached. The patio and rockery have been on this site for many years and were in disrepair when we moved in 4.5 years ago. We believe this is an improvement to the overall plot and land and enhances the enjoyment of the house and particular gives us a space that our son can get changed in but also have fun with his friends.

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Alex Davies

Date

13/11/2023

