developmentcontrol@woking.gov.uk

Woking Borough Council Civic Offices Gloucester Square Woking Surrey GU21 6YL



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 recommendation	ns based on the answers given in the questions.	
If you cannot provide a postcode, the description help locate the site - for example "field to the Nor	n of site location must be completed. Please provide the most accurate site description you can, to rth of the Post Office".	
Number		
Suffix		
Property Name		
2 Watts Lea		
Address Line 1		
Horsell Birch		
Address Line 2		
Horsell		
Address Line 3		
Surrey		
Town/city		
Woking		
Postcode		
GU21 4XQ		
Description of site location must	be completed if postcode is not known:	
Easting (x)	Northing (y)	
498311	159513	
Description		

Applicant Details
Name/Company
Title
First name
Coen
Surname
Basson
Company Name
Address
Address line 1
2 Watts Lea Horsell Birch
Address line 2
Horsell
Address line 3
Town/City
Woking
County
Surrey
Country
Country
Postcode GU21 4XQ
G021 4AQ
Are you an agent acting on behalf of the applicant?
✓ Yes○ No
Contact Details Primary number
***** REDACTED *****
1,25,15,125

Secondary number	
Fax number	
Email address	
***** REDACTED *****	
	_
Agent Details	
Name/Company	
Title	
First name	
Stella	
Surname	
Kordista	
Company Name	
Stella Kordista Architecture Workshop	
Address	
Address line 1	
25 Trevelyan Place	
Address line 2	
Heath Road	
Address line 3	
Town/City	
Haywards Heath	
County	
Country	
United Kingdom	
Postcode	
RH16 3AZ	

Contact Details
Primary number
***** REDACTED *****
Secondary number
Fax number
Email address
***** REDACTED *****
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)
Hip to gable loft conversion with a rear dormer and installation of three rooflights to the front roof slope.
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

It is residential detached dwelling house.

The proposed development is designed based on the permitted development requirements for the loft conversion and therefore it is lawful because:

- the proposed additional volume does not exceed the 50m³ volume allowance, it is 21.47m³
- the proposed roof lights at the front roof do not protrude more than 150mm from the roof plane
- the materials that will be used for this conversion will match the existing.
- the proposed rear dormers have more than 200mm distance from the eaves of the original roof.
- no part of the roof extension will be higher than the highest part of the existing roof.

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

Existing and proposed elevations, noor plans, roof plans, sections and volume calculation
Select the use class that relates to the existing or last use.
C3 - Dwellinghouses
Information about the proposed use(s)
Select the use class that relates to the proposed use.
C3 - Dwellinghouses
Is the proposed operation or use
○ Temporary
Why do you consider that a Lawful Development Certificate should be granted for this proposal?
It is residential detached dwelling house.
The proposed development is designed based on the permitted development requirements for the loft conversion and therefore it is lawful because:
- the proposed additional volume does not exceed the 50m³ volume allowance, it is 21.47m³
- the proposed roof lights at the front roof do not protrude more than 150mm from the roof plane
- the materials that will be used for this conversion will match the existing.
 the proposed rear dormers have more than 200mm distance from the eaves of the original roof. no part of the roof extension will be higher than the highest part of the existing roof.
Cita Minit
Site Visit Can the site be seen from a public road, public footpath, bridleway or other public land?
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?
○ The applicant
○ Other person
Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?
○Yes
⊗ No

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 tis 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 Occupier Other Declaration IWe hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information. Whe confirmation that, to the best proviour knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. Whe 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. Signed Stella Kordista	
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