



Planning and Regeneration

The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN

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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

Ms

First name

Stefenie

Surname

Reiter

Company Name

Address

Address line 1

Chiltern House Frithsden Copse

Address line 2

Potten End

Address line 3

Town/City

Berkhamsted

County

Hertfordshire

Country

United Kingdom

Postcode

HP4 2RG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Erection of a single storey detached garage

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

Current land use is 'C3 Dwellinghouses' as per the original building use

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

SHDS-CH-PP-001
SHDS-CH-PP-002
Chiltern House - Supporting Statement

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

- Permanent
 Temporary

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

The proposal complies with Schedule 2 Part 1 Class E of the Town & Country Planning Act

- 2.1 In accordance with Class E.1 (a) - The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) do not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- 2.2 In accordance with Class E.1 (b) - no part of the proposed building is situated on land forward of a wall forming the principal elevation of the original dwellinghouse
- 2.3 In accordance with Class E.1 (c) - The proposed building has only one storey
- 2.4 In accordance with Class E.1 (d) - The height of the proposed building does not exceed three metres
- 2.5 In accordance with Class E.1 (e) - The height of the eaves of the proposed building does not exceed 2.5 metres
- 2.6 In accordance with Class E.1 (f) - The proposed building is not situated on land surrounding a listed building
- 2.7 In accordance with Class E.1 (g) - The proposed building does not include the construction or provision of a veranda, balcony or raised platform
- 2.8 In accordance with Class E.1 (h) - The proposal does not relate to a dwelling or a microwave antenna
- 2.9 In accordance with Class E.1 (g) - The proposal does not relate to a container whose capacity would exceed 3,500 litres
- 2.10 In accordance with Class E.2 (a) - The land within the curtilage of the dwelling house is not within a World heritage Site
- 2.11 In accordance with Class E.2 (b) - The land within the curtilage of the dwelling house is not within a National Park
- 2.12 In accordance with Class E.2 (b) - The land within the curtilage of the dwelling house is within an area of outstanding natural beauty. No part of the proposed building is situated more than 20 metres from any wall of the dwelling house
- 2.13 In accordance with Class E.3 - The proposed building is not situated on land between a wall forming a side elevation of the dwellinghouse and a boundary of the land surrounding the house

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/02112/PRHF

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

A scheme was submitted for a garage parallel to the side elevation of the house, this was rejected in accordance with Class -E3 - 'situated on land between a wall forming a side elevation of the dwelling house and a boundary of the land surrounding the house'. the proposed location has now been amended so it is not situated in this zone. Advice was that a Certificate of lawful development should be applied for this proposal

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

sarah howard

Date

11/01/2024