

Department for Environmental and Community Services

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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

Manor Cottage

Address Line 1

Manor Road

Address Line 2

Address Line 3

South Gloucestershire

Town/city

Wick

Postcode

BS30 5RG

Description of site location must be completed if postcode is not known:

Easting (x)

370355

Northing (y)

172494

Description

Applicant Details

Name/Company

Title

Mrs

First name

Chemaine

Surname

Shean

Company Name

Address

Address line 1

Manor Cottage Manor Road

Address line 2

Address line 3

Town/City

Wick

County

South Gloucestershire

Country

Postcode

BS30 5RG

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)

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

EVIDENCE TO VERIFY THE APPLICATION
LAWFUL DEVELOPMENT CERTIFICATE (PERMITTED DEVELOPMENT)
PROJECT: SINGLE STOREY SIDE EXTENSION
ADDRESS: MANOR COTTAGE, MANOR ROAD WICK BRISTOL BS30 5RG
DATE: JANUARY 2024
"CLASS A" OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
'PERMITTED DEVELOPMENT' RIGHTS

- The extension floor area is no more than 30m2.
- The glazing and fixed electrical installation will comply with the applicable requirements of the Building Regulations.
- The property is not within a conservation area.
- The property is a dwellinghouse.
- The site of the proposed extension is off an original side wall.
- The extension does not extend to the side more than 'half the width of the original house'.
- The extension does not exceed 4m high/3m eaves.
- The proposed materials are of similar colour and give a unified appearance to those of the existing dwelling house.

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

Site location plan

Manor Cottage. Existing. Proposed Plans. Drg.2

Manor Cottage. Existing Elevations. Drg.3

Manor Cottage. Proposed Plan. Section.Drg.4

Manor Cottage. Proposed Elevations. Drg.5

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?

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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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Chemaine Shean

Date

15/01/2024