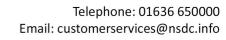
PP-12775943

Growth and Regeneration Business Unit

Castle House, Great North Road, Newark, Nottinghamshire NG24 1BY



Website: www.newark-sherwooddc.gov.uk/planning/

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	
Suiix	
Property Name	
3 Park Farm Cottages	
Address Line 1	
Main Street	
Address Line 2	
Address Line 3	
Nottinghamshire	
Town/city	
Carlton On Trent	
Postcode	
NG23 6NW	
Description of site location must	be completed if postcode is not known:
Easting (x)	Northing (y)
479832	363812
Description	



Applicant Details

Name/Company

Title

Mr	
First name	

kyle

Surname

dowson

Company Name

Address

Address line 1

3 Park Farm Cottages, Main Road

Address line 2

Carlton on Trent

Address line 3

Town/City

NEWARK

County

Country

United Kingdom

Postcode

NG23 6NW

Are you an agent acting on behalf of the applicant?

⊖ Yes

⊗ No

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 ② No
⊘ No
 No Does the proposal consist of, or include, a change of use of the land or building(s)? Yes
 ⊘ No Does the proposal consist of, or include, a change of use of the land or building(s)? ○ 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

I have recently purchased and oved into my property. The front door of the property is rotting and does not fit in the door frame properly as the door and frame is made of wood and has become warped. This is making the front door to the property extremely drafty and cold. I intend to upgrade the front door to a new composite door of similar color and look, however the door frame will have to be changed to uPVC which will be of similar color along with the sidelight panels which are also currently wood but will have to be changed to uPVC which will have a different look but be of the same color. These will need to be changed as there is a risk of damage whilst they are removed to upgrade the door and frame. The rest of the property has had the windows and doors upgraded to double glozed uPVC windows and doors and the intention is for the new uPVC frame and satellite to match existing windows and doors. Therefore I believe this to be permitted development

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

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?

I have had a read of the Householder Technical Guidance document with respect to a replacement front door as the current door is not fit for purpose, does not fit the door frame due to age and is affecting the energy efficiency of the property. I note in the guidance section A.3 The condition is intended to ensure that any works to enlarge, alter or improve a house result in an appearance that minimises visual impact and is sympathetic to existing development. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials. examples are then provided.

As the external windows and doors have already been changed to uPVC the replacement sidelites and door frame is intended to resemble and match this appearance. The replacement composite front door is intended to resemble and match as close as an appearance and color as the existing wooden front door.

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?

O The agent

⊘ The applicant

O 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
- OLessee
- 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

kyle dowson

Date

02/02/2024