



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

Mr

First name

Del

Surname

Parkinson

Company Name

Address

Address line 1

Endlich

Address line 2

Main Street

Address line 3

Town/City

Carlton on Trent

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

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:

- a) incorporate an additional window into the south elevation of the downstairs kitchen. The window would be non-opening and made from obscure glass. The purpose of the window is to allow more light to enter the kitchen space.
- b) Remove existing UPVC conservatory and replace with lantern roof sand parapet wall. Existing conservatory north elevation to be replaced with masonry wall in brick with an exact match to existing dwelling. All alterations to use existing footprint and foundations. West elevation to be replaced with UPVC triple glazed door and windows as per current design and matched to existing doors and windows. The proposed structural changes will result in increased energy efficiency, the external appearance will be more in keeping with the neighbouring properties.
- c) Replace radiator in main bedroom with wall mounted internal heat pump. This will increase the nergy efficiency of the current dwelling.

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

The proposed work to be carried out is to the current dwelling. The house and conservatory are covered under the following planning approvals:

Ref. No: 04/00169/FUL

Land Adjacent The Old Post Office Main Street Carlton On Trent Newark On Trent Nottinghamshire NG23 6NW

Ref. No: 06/00153/FUL

Erection of Conservatory to rear Endlich Main Street Carlton On Trent Newark On Trent Nottinghamshire NG23 6NW

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?

The proposed extension would be of a size similar to that of the existing conservatory, the materials to be used would be an exact match to the existing brickwork. The new extension would involve the removal of all of the north facing windows which should not have an adverse effect on neighbour privacy.. The proposed window to the south elevation of the kitchen would be at the ground floor and would be obscure glazed and non opening, and would not adversely impact the character of the dwelling. The proposal also includes for 150mm intake and output vents for the internal heat pump along with a condensing pipe which would sit behind the parapet wall of the single storey extension these additions are very minor and would not materially alter the current appearance of the dwelling.

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 that 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

PREAPP/00007/24

Date (must be pre-application submission)

09/01/2024

Details of the pre-application advice received

The proposed extension would be of a modest size similar to that of the existing conservatory, the materials would be matching. When visiting the site, the applicant advised that they still have enough bricks from when the house was originally built in 2003 to re-build the conservatory with a brick extension. Conservation have been consulted on the proposal given the dwelling is sited in the Carlton on Trent conservation area and have advised that the proposal would likely have a neutral impact on the character and appearance of the Conservation Area and its significance would be conserved. The proposed window to the side elevation of the kitchen would be at the ground floor and would be obscure glazed and non opening, this is not considered to adversely impact upon character. The proposal also proposes a 150mm intake and output vent for the internal heat pump along with a condensing pipe which would sit behind the parapet wall of the single storey extension. This part of the proposal is considered 'de-minimis' (very minor) as it wouldn't materially alter the appearance of the dwelling.

Overall, it is considered that the ground floor extension is likely to be acceptable if a formal application were forthcoming. The proposed side ground floor window is also considered acceptable, the vents to the internal heat pump are considered de minimis and therefore don't require planning permission. It is noted that the whole proposal could benefit from permitted development under Class A, Part 1, Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 meaning that you may not need planning permission. However, if you would like a formal view on this it would be advised to apply for a Lawful Development Certificate.

The proposed replacement extension for the existing conservatory is not considered to impact upon neighbour privacy. The proposed replacement extension would sit on a similar footprint to that of the existing conservatory and would be 3.3m to the top of the parapet of the flat roof. The proposed extension would reduce the amount of glazing to the extension therefore it is unlikely that the replacement would create adverse impact to neighbour privacy. The proposed obscure glazed window on the side of the kitchen would be non-opening, this would be at the ground floor level. With this in mind it is unlikely that the window would have adverse impact to neighbour amenity.

Conclusion

In conclusion, it is considered that the proposal could benefit from permitted development. It would be advised that the applicant applies for a lawful development certificate if they would like formal legally binding confirmation of this. In the event that the scheme did need planning permission, I consider that it is likely to be acceptable in any event

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

Del Parkinson

Date

07/02/2024