

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
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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

Mr

First name

Adam

Surname

Turner

Company Name

Oceanwide Expeditions

Address

Address line 1

40 Hastings Way, Sutton

Address line 2

Sutton

Address line 3

Town/City

Norwich

County

Country

United Kingdom

Postcode

NR12 9RQ

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)

Further to planning advice sought on application NNDC Ref: IS1/24/0044, I propose the following erection of a garage situated to the east side of the main property within the garden area. The dimensions of the proposed garage/workshop are 6.6m wide, 4.8m deep. Height to eaves (22 degree pitch) 2.2m, height to apex 3.2m.

The existing driveway can be extended around the east end of the dwelling providing access to the garage, it is proposed that the garage be sited on a 1' concrete slab, the driveway access to be constructed of a hardcore base covered with grids that retain gravel- thus having no detrimental effect on drainage.

There is a large bamboo bush that would require re-siting, this can be placed elsewhere in the garden. No other trees or shrubs are affected. Plan attached shows proposed position.

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 garage to property is attached to dwelling and very small and also access is directly on to a small lane with poor visibility owing to it being placed on a 90 degree bend in the lane (building regulation permission is submitted to convert this to living space). The proposed erection of the garage is within the boundary of the property and not visible at all from Short Lane, the position within the garden of the property and boundaries and existing neighboring buildings also has negligible impact by the siting in this position.

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

No planning permission is sought, application for lawful development certificate following advice on location NNDC Ref: IS1/24/0044.

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?

Following advice and communication with the planning office under the previous pre advice application, the proposed site has been moved to the east and well clear of the principle elevation, the size of structure has also been reduced.

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

NNDC Ref: IS1/24/0044

Date (must be pre-application submission)

08/01/2024

NNDC Ref: IS1/24/0044, planning permission would have been required as original location was ahead of principal elevation- however owing to position of Short Lane and the location of property on a 90 degree bend it was advised that to the east of the property would be clear of the principal elevation, also likely that permission would have been likely refused owing to dominance in the street scene.

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

Adam Turner

Date

04/02/2024

