

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)
<input type="text" value="484663"/>	<input type="text" value="180360"/>

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Werakso

Company Name

Address

Address line 1

Bath Cottage, Bath Road

Address line 2

Littlewick Green

Address line 3

Town/City

Maidenhead

County

Windsor And Maidenhead

Country

Postcode

SL6 3QR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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)

Please also see accompanying cover letter.

The proposals consist of the following:

1. Single storey side extension (less than half the width of the original dwelling with maximum eaves height of 3m),
2. Single storey side and rear extension (less than half the width of the original dwelling, maximum 4m beyond original rear wall of dwelling and maximum 4m in height),
3. Single storey rear extension (maximum 4m beyond original rear wall of dwelling and less than 4m in height),
4. 2 No. porch extensions to the existing front and rear doors (each a max 3m² in footprint, less than 3m in height and more than 2m from the boundary).

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 building is currently a single dwelling and will remain a single dwelling. The proposed works meet the requirements of permitted development.

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

Please also refer to accompanying cover letter.

0173-GA-0001-P03-Existing_Site_Location_Block_Plan

0173-GA-0004-Existing_Floor_Plans

0173-GA-0005-Existing_Elevations

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?

Please see accompanying cover letter. We believe these proposals meet the criteria as set out in the Permitted Development rights for householders under Class A - The enlargement, improvement, or other alteration of a dwellinghouse and Class D - porches.

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

13/02/2024

Details of the pre-application advice received

Alison Long reviewed the refusal for application 23/03119 and suggested that an additional section through the proposed west side extension would assist in providing clarity on the proposed roof design. This has been picked up on the accompanying drawings for this resubmission.

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

Bronwen Gombert

Date

15/02/2024