



North Tyneside Council

PLANNING

Regeneration and Economic Development

North Tyneside Council, Quadrant, The Silverlink North,
North Tyneside, NE27 0BY

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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

Samuel

Surname

Patrick

Company Name

Address

Address line 1

78

Address line 2

Drummond terrace

Address line 3

Town/City

North Shields

County

Country

United Kingdom

Postcode

NE302AG

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)

I intend to purchase a prefabricated summer house made from wood (sustainable material) with PVC french doors and windows which will open onto my private garden. The summer house will be replacing my old shed and its purpose will be for working from home and added storage.

The summer house will be a single storey structure, 15ft by 10ft with a footprint of 13.94sqm and a maximum height of 2.5m. The temporary structure will be within 2m of my boundary.

The summer house will be situated within my garden, located at the side of my property, and will not overlook a neighboring property or highway.

The summer house will be enclosed by my perimeter fence and a potential hedge.

There will be no alteration or need to create new access.

The prefabricated summer house is designed by the company I am purchasing from to comply with permitted development dimensions.

There will be no utilities in the summer house.

There will be no foundations or ground work required.

The summer house will be completely separate to the main dwelling house.

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

Dear Sir/Madam

I am looking to erect a prefabricated summer house made from wood and sustainable materials to replace my old shed which I recently got rid of as it was no longer fit for purpose. The summer house will be situated on my land and will have multi functional use.

The summer house will be used to house all garden maintenance equipment (lawn mower, trimmers etc), outdoor adventure equipment (bikes, paddle boards), outdoor cushions & furniture, general storage and all outdoor toys and play equipment for my daughter.

As my wife and I have recently had a baby both our working circumstances have changed. Whilst we are still expected to attend our place of work we are now able to have flexible working hours, including working from home. This will enable us to take care of our daughter whilst working from home, allowing us to lower costs incurred from nursery fees. I will look to add a small desk allowing us to work from the garden which will give us the opportunity to work and study outside of the house enabling us to differentiate between working and family life. Please note, there will be no electricity required in the summerhouse.

The summer house will also offer cover and a safe place to play for our daughter in the garden as our fence is only 1.6m in height and on a corner plot which allows for the vast majority of foot traffic to look inside the garden. Ultimately, our child's safety comes first and this will give us peace of mind and more privacy.

After some investigation my property is the only one on the street/block which does not have a garage. As I'm sure you will know having such a structure is desirable especially with a growing family and space at a premium.

After lots of research, speaking to local planners for advice and referencing the planning portal website regarding permissions for the summer house, I'm confident this falls under permitted development as the summer house will:

- Not be on land forward of a wall forming the principal elevation. The summer house will be situated at the back of my garden and the side elevation of my home.
- Have a floor space under 15 sqm
- Will be single story with a maximum height of 2.5m as it will be within 2m of a boundary
- No verandas / balconies or raised platforms
- No more than half the area of land around the "original house"* would be covered by additions or other buildings
- No listed buildings or conservation areas
- Not be used as living or guest accommodation
- Not affected by article 4 directions
- Not connected to the main dwelling house in any way.

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

Not applicable

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Class E - Buildings etc

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Class E - Buildings etc

Is the proposed operation or use

- Permanent
 Temporary

If Temporary please give details

The prefabricated summerhouse can be dismantled and therefore will not be a permanent structure. No utilities or ground work are required.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I want to obtain confirmation from the council prior to undertaking any works, particularly because if we come to sell our home in the future we will be able to provide the confirmation to the new owners. Also in the event of a neighbour complaining to the council it would be better to have the confirmation in advance prior to purchasing the summer house.

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

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

Sam Patrick

Date

13/02/2024