

Planning Services

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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) |
| <input type="text" value="593770"/> | <input type="text" value="269084"/> |

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Serjeant

Company Name

Address

Address line 1

Rivendell Grimstone End

Address line 2

Address line 3

Town/City

Pakenham

County

Suffolk

Country

Postcode

IP31 2LZ

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)

The proposal is the erection of a 2-bay, single storey, oak framed and timber clad domestic garage to be used for secure under-cover parking and domestic storage. The domestic outbuilding will be an outbuilding for purposes incidental to the enjoyment of the 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

Rivendell is a residential property owned and occupied by the applicant and is used as a dwelling house. Permitted development rights remain intact at this property.

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

PREAPP/24/014
101400 005 Statement in support of CLPUD Certificate Domestic Outbuilding Rivendell February 2024
101400-SERJEANT-005-PL02-R1 - SITE PLAN
101400-SERJEANT-004-PL01-R0 - LOCATION PLAN

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 cartlodge/garage complies with the following aspects of permitted development; these are:

Article 3 of the General Permitted Development Order

- Schedule 2 – Permitted Development Rights
- Part 1 – Development within the curtilage of a dwelling house
- Class E – Buildings incidental to the enjoyment of a dwelling house.

Please see the attached supporting statement for further details: '101400 005 Statement in support of CLPUD Certificate Domestic Outbuilding Rivendell February 2024'

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

PREAPP/24/014

Date (must be pre-application submission)

06/02/2024

Details of the pre-application advice received

From the plans submitted it appears that the proposed cartlodge/garage does comply with the following aspects of permitted development; these are:

Article 3 of the General Permitted Development Order

- Schedule 2 – Permitted Development Rights
- Part 1 – Development within the curtilage of a dwelling house
- Class E – Buildings incidental to the enjoyment of a dwelling house.

"The provision within the curtilage of the dwellinghouse of... any building or enclosure... required

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

Phil Plant

Date

26/02/2024