



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

David

Surname

Parry

Company Name

Address

Address line 1

13 Burnt House Road

Address line 2

West Monkseaton

Address line 3

Town/City

Whitley Bay

County

Tyne and Wear

Country

United Kingdom

Postcode

NE25 9DZ

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)

This proposal is for the removal of an existing conservatory (3m x 3m) on the rear south facing elevation of the property to be replaced by a single storey extension under permitted development rights.

Drawing s0001 details the current and proposed plans of the property.

The plot size to the rear elevation is 9.2m wide and extending out 16m off the rear wall of the property

The footprint of the extension is 3m out from original rear wall of property (this being the same as the existing conservatory) x 6.515 m wide.

The East side elevation of the proposed extension does not extend beyond the original wall of the house.

The West side elevation of the proposed extension will be no closer than 150mm off the centre party line between our property and the adjoining semi , no 15 Burnt House Road,

The external walls will be constructed of brick to match the main property walls.

The roof will be a pitched lean to roof with concrete interlocking tiles to match those on the main house. The roof will include 3 roof windows.

The maximum height of the roof will not exceed 4m and the height of the roof at the lowest point will not exceed 3m

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 existing use of the building is a residential dwelling and this will not change.
The proposed extension has been designed and will be constructed to meet pd criteria

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

see attached plans

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?

This proposal is for the removal of a conservatory to be replaced by a single storey extension on the rear elevation of our property. The design and proposed construction as indicated on the attached plan has been made to meet permitted development criteria; details of which are also outlined in initial description

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

01/03/2024

Details of the pre-application advice received

General enquiry made to ask what process i should follow to request permission to build an extension on the back of my house which i believe fell within permitted development.
Response ' Apply for a certificate of lawfulness'

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

David Parry

Date

09/03/2024