



**Maidstone Borough Council**

Maidstone House

King Street

Maidstone, Kent ME15 6JQ

[www.maidstone.gov.uk](http://www.maidstone.gov.uk)

## 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

DEAN

Surname

SIMMONS

Company Name

### Address

Address line 1

Avalon Boxley Road

Address line 2

WALDESLADE

Address line 3

Kent

Town/City

Walderslade

County

Country

United Kingdom

Postcode

ME5 9JE

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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)

Existing garage to be demolished, new outbuilding to be erected 1M away from approved application ref. 23/503006/FULL Overall height of building to be no more than 2.5M and within 2M of existing boundary.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Existing building is a garage (not accesable from road) and to be demolished and replaced with an outbuilding for a family garden room, sighted 1M away from the approved application ref. 23/503006/FULL

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Existing building is a garage, not accesable from road, unknown exactly when last used as a garage as client only recently moved there.

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

HEIGHT AND SCALE OF PROPOSED BUILDING IS TO PERMITTED DEVELOPEMENT RIGHTS ie. HEIGHT OF NEW ROOF NOT TO EXCEED 2500MM WITHIN 2000MM OF EXISTING BOUNDARY AND OTHER RELEVANT CONDITIONS AS SET OUT IN PLANNING PORTAL PROVISIONS, COLOURS MATERIALS WHERE POSSIBLE TO PROVIDE A SIMILAR VISUAL APPREARANCE TO EXISTING/APPROVED SCHEME! NEW FLOOR AREA FOOTPRINT IS AS EXISTING GARAGE. NO WINDOWS OVER LOOK NEIGHBOURING PROPERTY.

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

DRAWING

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

Change of use

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Outbuilding

Is the proposed operation or use

- Permanent  
 Temporary

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

AN OUTBUILDING TO SUIT FAMILY NEEDS, PROPOSED BUILDING WILL BE VISUALLY A VAST IMPROVEMENT ON THE EXISTING 50 + YEAR OLD GARAGE WITH NO HARMFUL IMPACT ON NEIGHBOURS!

## 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

Avalon, on site planning meeting

Date (must be pre-application submission)

05/02/2024

Details of the pre-application advice received

With the proposed side extension for a store to the approved planning application 23/503006/FULL including the garage conversion was viewed to be over development.

The garage conversion to a garden room, it was recommended to submit a separate application using the permitted development rights for outbuildings.

## 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

Ray Chambers

Date

22/03/2024