

## Department for Environmental and Community 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)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

A residential extension project to enhance the living spaces within and around the dwelling house. The extension allows for the transformation of the current kitchen into a separate dining area and the lounge into a library. The garage is converted into a utility room connected to the house through the new extension. The extension itself spans 8m<sup>2</sup>, approximately an eighth of the ground floor's size, and is designed to maximize interior space with minimal structural changes, extending slightly beyond the house's rear and ensuring privacy for neighboring properties. Additionally, it introduces a deck in the back garden for accessible entry and includes garden enhancements. Architecturally, the extension aligns with the existing house and neighborhood style, featuring a modern triangular window to increase natural light. Construction options include traditional brick or timber frame builds.

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 land at 47 Swallow Park aligns with the established zoning regulations and planning permissions granted by the competent authorities. The land has been utilised in accordance with its designated purpose, adhering to all relevant planning policies and legal requirements. Similarly, the dwelling house for the extension has been constructed in compliance with the requisite planning permissions and building regulations. The dwelling house has been maintained and utilised in accordance with their intended purposes, contributing positively to the neighbourhood without contravening any statutory provisions or regulatory frameworks. The alterations aim to preserve the integrity of the neighbourhood while accommodating the evolving needs of the occupants and community in a manner that is both responsible and sustainable.

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

BD11 Existing block plan  
BD12 Existing site plan  
BD13 Existing plans  
BD14 Existing elevation and sections  
BD15 Proposed block plan  
BD16 Proposed site plan  
BD17 Proposed plans  
BD18 Proposed elevations and sections

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?

In line with the section (A.1)(b) (p. 10) from the Permitted development rights for householders Technical Guidance (September 2019) the total area covered by buildings within the curtilage of the dwelling house is less than 50% of the total area of the curtilage as per drawing BD15.

In line with the section (A.1) Boundary of the curtilage opposite the rear wall (p. 22) from the Permitted development rights for householders Technical Guidance (September 2019) the eaves do not exceed three meters in height as per drawing BD18.

In line with section (A.1) Rear and side extensions (i-iii) (p. 23) from the Permitted development rights for householders Technical Guidance (September 2019) the extension does not extend beyond the rear wall by more than four meters, does not extend more than four meters in height, and has a width less than the half the total width of the existing house as per drawing BD17 and BD18.

In line with section (A.3)(a) (p. 31) from the Permitted development rights for householders Technical Guidance (September 2019) the extension is of similar appearance to the existing dwelling house using the same colour brick, roof tile and window frame as per drawing BD18.

## 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

Benjamin Giles

Date

29/03/2024