



Somerset Planning – East Team
 Cannards Grave Road, Shepton Mallet, BA4 5BT
 Web: www.somerset.gov.uk
 Email: Planningeast@somerset.gov.uk
 Tel: 0300 123 2224

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

Mrs

First name

Lucille

Surname

Simms

Company Name

Address

Address line 1

2 Rambler Court

Address line 2

Address line 3

Town/City

Street

County

Somerset

Country

United Kingdom

Postcode

BA16 0FW

Are you an agent acting on behalf of the applicant?

Yes

No

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 purpose of the proposed garage conversion is to create an office space for residential use for residents of the existing dwellinghouse. Operations to accommodate this conversion include: Forming an opening between the proposed space and the existing dining room area. Structural work required for this are fairly minor and should involve the installation of triple or quadruple timber studs at the sides (38x140 CLS studs) of the opening which will support a lintel (possibly 140x270 C24 glulam lintel), the addition of one fixed glazed window to provide natural light which will be no more than 1500mm W x 300mm H, positioned horizontally at 2000mm from floor level. The new walls will comply with all relevant building regulations including thermal, acoustic and fire performance and if needed, the existing walls, floor and roof will be upgraded in some or all of these aspects as well.

The garage is very wide (double) and since construction in 2008 has been used for general/equipment storage, and bike storage. The proposed office space will require only a portion of the right side and space for bike storage will remain at the front right, behind the up and over garage door, and the garage to the left will remain unaffected. Aside from the addition of a narrow window to the side of the property, the outward appearance of the exterior of the dwellinghouse and garage will not be changed (see drawing H06-02_Elevs___Sec-11911).

There is a public car park adjacent to the property and the current parking arrangements of the two cars belonging to the residents will not be affected by the proposed change.

In addition, it is proposed that the window in the kitchen to the rear of the property is widened to provide additional natural light into the space and thereby reduce the need for artificial light throughout the day, and that a dividing partition wall is erected to divide the W/C on the ground floor and provide space for a utility cupboard.

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

Permitted development rights.

Please see attached images.

From: Planning East (PlanningEast@somerset.gov.uk)
Sent: Thursday, February 29, 2024 9:29:18 AM
To: Lucille Simms (lucilleprendergast@hotmail.com)
Subject: RE: Permitted Development Rights query

Good morning,

Thank you for your email.

Please apply for a Certificate of Lawful Development (Proposed):

<https://www.somerset.gov.uk/planning-buildings-and-land/apply-for-planning-permission/#Make%20a%20planning%20application>

Zoë Young
Technical Case Officer - Planning
Somerset Council - East Team

01749 341588

From: Lucille Simms (lucilleprendergast@hotmail.com)
Sent: Wednesday, February 28, 2024 5:46 PM
To: Planning East (planningeast@somerset.gov.uk)
Subject: Permitted Development Rights query

I would be grateful if you could advise me. I would like to use part of my internal double garage as home office space and was advised that this should fall under Permitted Development Rights but would be grateful if you could confirm this? Can you also advise if there are any covenants or planning restrictions?

The exterior of our property will outwardly remain the same in appearance and the garage door will remain, though we may consider the addition of a horizontal/slit window to the exterior side wall (above head height) if the space doesn't receive enough natural light.

We would need to gain access to this space via our internal dining room wall and would add an internal door. We do not wish to use the full length of the garage so that our current bike storage will remain accessible via the right-hand side garage door, and the left garage will remain otherwise unaffected.

We intend to use professional contractors to ensure that the conversion of the space meets all necessary building standards and would seek Building Control Approval etc.

Our address is 2 Rambler Court, Street BA16 0FW and I have attached an image of our hose, the existing floor plan, and a floor plan featuring the proposed changes for your information.

Please let me know if you require any further information and I'll get back to you asap. In the meantime, I look forward to hearing from you soon.

Kind Regards

Lucille Simms

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?

Proposal falls within permitted development rights.

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

N/A

Date (must be pre-application submission)

29/02/2024

Details of the pre-application advice received

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Lucille Simms

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Lucille Simms

Date

19/03/2024