

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)

Erection of dormer to side elevation
Erection of single storey rear extension with flue
Render to all external walls
Relocation of principal entrance door and erection of open-sided/open fronted porch
Conversion of garage

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

C3 dwellinghouse

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

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 dormer is considered to comply with Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The current house:

- Is not a building containing one or more flats, or a flat contained within such a building
- Has not already had additional storeys added to it under permitted development rights
- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.
- Was not built as a 'New Dwellinghouse' under permitted development rights.
- Is not on Article 2(3) designated land*

Limitations on the proposed development:

- Materials must be similar in appearance to the existing house
- Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
 - 40 cubic metres for terraced houses; or
 - 50 cubic metres otherwise
- Must not exceed the height of the existing roof.
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
- Must not include:
 - verandas, balconies* or raised platforms; or
 - installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'
- Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
- Construction must ensure that:
 - The eaves of the original roof are maintained (or reinstated)
 - Any enlargement is set back, so far as practicable, at least 20cm from the original eaves (see pages 35-36 of the Technical Guidance below for more details)
 - The roof enlargement does not overhang the outer face of the wall of the original house
- With the exceptions that:

- Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement.
- None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension

The proposed rear extension is considered to comply with Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed render to walls is considered to comply with Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed render to walls is considered to comply with Schedule 2, Part 1, Class G of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed garage conversion is considered to comply with Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed relocation of the entrance door with addition of open-sided/ open-fronted porch is considered to comply with Schedule 2, Part 1, Class D of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Elaine Kimber Ellen Cullen

Date

29/04/2024