

A/186/18/1CLP

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	anthony	Surname:	dennehy
Company name:					
Street address:	8, Thakeham Close				
Telephone number:					
Mobile number:					
Town/City:	East preston				
Fax number:					
Country:					
Email address:					
Postcode:	BN16 1DR				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	8	Suffix:	
House name:			
Street address:	Thakeham Close		
Town/City:	East preston		
Postcode:	BN16 1DR		

Description:

lawful development certificate
for a proposed single storey
rear extension

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	507742
Northing:	103142

4. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

7. 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 extension will be built within the boundaries of the property and I believe there are no issues of concern that would affect other property's adjacent, opposite or nearby.

The proposed extension will fit in with the rest of the neighborhood as numerous other houses down the road have rear extensions too, including both side neighbors who have conservatories of similar dimensions.

The new extension will also not affect any sunlight being lost to either neighbors property's.

The property will also not be intrusive to neighbors property's.

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

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use: ☒ Permanent ☐ Temporary

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

Because it meets all the permitted development requirements shown in planning portal.

For a simple rear Extension using a full planning application would waste the councils time.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

8. Description of Proposal

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

RE: 8 Thakeham Close, East Preston

Proposal: Ground floor single storey Rear extension

Proposed use of new Extension: I propose to use the extension for a new open plan kitchen/diner area.

Dimensions (Approx) = rectangle: 3000mm length , 5200 width, 2800mm high to be adjacent off rear of existing building all to external measurements.

Building works to be carried out:

I propose to dig 600mm wide by 1000mm deep footings.

I propose to trench fill concrete.

I propose to use existing drainage and T into drainage with any new potentially needed waste pipes and provide new manholes if needed.

I propose to fill over-site with 70mm crushed hardcore/20mm building sand/100mm Celotex insulation/100mm concrete.

I propose to build in brick face and Thermalite block with 100mm cavity.

I propose to use 50mm*200mm joists with 120mm Celotex insulation on top for a GPR flat roof finish.

I propose a skylight on the flat roof, French double doors to the rear and a window to the rear, upvc or composite.

I propose gutters to tap into existing soak away to take away rainwater.

All Electrics and gas can be plumbed off or use off existing rcd board.

The extension will be built within the boundaries of the property and I believe there are no issues of concern that would affect other property's adjacent, opposite or nearby.

The proposed extension will fit in with the rest of the neighborhood as most of the houses down the road have rear extensions too, including both side neighbors who have rear conservatories.

Access to the rear of the building can be gained through the garden gate and driveway to remove waste and to transport materials too. I believe the side driveway will provide excellent access to the building site and will prevent neighborhood congestion and will also minimize noise.

Water supply will be available in house and upstairs toilet in house can be used for builders.

There are no trees or shrubs in the area that should cause concern for building this project.

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:

Proposed use: new kitchen/dining area. 3000mm*5200mm*2800mm high.

The existing land is a small patio with slabs.

This would be removed when digging the footings.

Machinery being used would be a small digger for a three days to excavate footings

Hand held power tools would be then used to finish the remainder of the builds which would be used during from Monday to Saturday 8am til 6pm.

The duration of the project for the external build to form an enclosed weathered extension would be 12 weeks from start date.

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

The existing land is partially garden and a small patio area.

Has the proposal been started? ☐ Yes ☒ No

9. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒ Date

29/05/2018

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

