

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. Site Address

Number	22
Suffix	
Property name	
Address line 1	Highview Road
Address line 2	
Address line 3	
Town/city	Eastergate
Postcode	PO20 3XB
Description of site location must be completed if postcode is not known:	
Easting (x)	494687
Northing (y)	105442
Description	

2. Applicant Details

Title	
First name	Stuart
Surname	Elsegood
Company name	
Address line 1	22
Address line 2	Highview Road
Address line 3	
Town/city	Eastergate

2. Applicant Details

Country	
Postcode	PO20 3XB
Primary number	
Secondary number	
Fax number	
Email address	
Are you an agent acting on behalf of the applicant?	

☐ Yes ☐ No

3. Agent Details

No Agent details were submitted for this application

4. 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 double garage to be converted into bedroom/gym with utility room and side access. The outer part of the 2nd garage which is triangular in shape and directly on our boundary to be taken down to provide side access to the utility room. The remaining garage door is to be converted into a window matching the existing windows. The rear of the garage is to be partitioned off to create a utility room between garage and kitchen.

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

5. 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

We are reducing the existing footprint of the garage to better compliment the building and provide side access. The existing wall separating the 2 garages is the original outer wall before the second garage was added, I believe this to be the case as the outer wall of the 2nd garage is of timber and fibreboard construction and the separating wall between the 2 garages is of brick construction matching the rest of the house. All of the building works required to convert the garage will be to building control standards

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?

We will be returning the house footprint to its original smaller footprint which will compliment the house better and have less impact on the neighbours by coming away from their boundary. All of the walls to be kept are original and still in place, we will be removing the garage door to install a window, fully insulating the floor and walls along with any plumbing and electrical work in accordance with building regulations.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

8. 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.

☐ Yes ☐ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☐ Lessee
☐ Occupier
☐ Other

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 (cannot be pre-application) 17/02/2020