

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	2
Suffix	
Property name	
Address line 1	The Croft
Address line 2	
Address line 3	
Town/city	East Preston
Postcode	BN16 1LF
Description of site location must be completed if postcode is not known:	
Easting (x)	507476
Northing (y)	102193
Description	

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Stone
Company name	
Address line 1	2, The Croft
Address line 2	
Address line 3	
Town/city	East Preston

2. Applicant Details

Country	
Postcode	BN16 1LF
Are you an agent acting on behalf of the applicant?	
	☒ Yes ☐ No
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Lauren
Surname	Willard
Company name	Inspired Design Studio Limited
Address line 1	39 Willowhayne Avenue
Address line 2	
Address line 3	
Town/city	East Preston
Country	United Kingdom
Postcode	BN16 1PL
Primary number	
Secondary number	
Fax number	
Email	

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)	
Singel storey side extension. Hip to gable roof extensions and rear dormer.	
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)

5. Grounds for Application

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

Detached Bungalow

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

12391.01.a Existing A1
1239.04 Proposed A1
Planning Statement

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:

C3 - Dwellinghouses

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:

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 existing property is a detached bungalow.
- The single storey side extension measures 3.39m in width which is less than half the width of the original property (original property measures 9.91m in width)
- The eaves of the proposed extension will match the existing property. The eaves of the new extension are within 2m of the boundary to the east of the property and are no higher 3m above ground level.
- The proposed external materials will match the existing house. The walls will be face brickwork. The roof will be tiles will match the existing roof colour.
- The pitched roof to the perimeter of the proposed extension is a false pitch hiding a flat roof behind
- The existing roof is pitched with hips to the side elevations.
- The proposed rooflights to the front and rear of the property will not project from the existing roof slope more than 150mm.
- The proposed materials will match the existing house. The dormer walls and gable will be finished externally with hung tiles to match the existing roof.
- There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- The Volume of the extensions to the roof is within the permitted development allowance of 50m3, see planning statement for calculation.

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

9. 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)