

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	10
Suffix	
Property name	
Address line 1	Berewecke Road
Address line 2	
Address line 3	
Town/city	Felpham
Postcode	PO22 7EQ
Description of site location must be completed if postcode is not known:	
Easting (x)	495153
Northing (y)	99598
Description	

2. Applicant Details

Title	Mr
First name	J
Surname	Marsh
Company name	
Address line 1	10, Berewecke Road
Address line 2	
Address line 3	
Town/city	Felpham

2. Applicant Details

Country	
Postcode	PO22 7EQ
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	David
Surname	Marsh
Company name	Concept Architects
Address line 1	75 Fernlea Road
Address line 2	
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	SW12 9RP
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)

Proposed loft conversion and extension to family home compliant with Permitted Development, including two side hip-to-gable roof extensions with 'barn-end' hips and rear roof 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

10 BEREWEEKE ROAD, FELPHAM, PO10 7EQ
CLASS B PERMITTED DEVELOPMENT (PD)
THE ENLARGEMENT OF A DWELLING HOUSE CONSISTING OF AN ADDITION OR ALTERATION TO ITS ROOF

THE PROPOSED LOFT CONVERSION AND EXTENSION IS CONSIDERED PERMITTED DEVELOPMENT, AS THE FOLLOWING PERMITTED DEVELOPMENT CONDITIONS ARE MET:

1. Not on designated land.
2. Additional roof space created does not exceed 50 cubic metres permitted for detached houses.
3. Extension is not beyond the plane of the existing roof slope of the principal elevation that fronts a highway.
4. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
5. No part of the extension is to be higher than the highest part of the existing roof.
6. No verandas, balconies or raised platforms proposed.
7. Any side-facing windows to be obscure glazed and non-opening up to 1.7m.
8. Hip-to-gable roof extension, therefore 20cm setback from original eaves rule does not apply.
9. We confirm there are no bats within the existing roof space.

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

Please refer to the following information:
Existing drawings_ 100-105
Proposed drawings_ 201-205
Permitted Development additional roof volume calculation_ 206
Planning (PD) Statement

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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?

As above, the proposed loft conversion and extension complies with the criteria set out under Class B of Permitted Development.

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

8. Authority Employee/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)

25/02/2021