

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	
Suffix	
Property name	Flint Barn
Address line 1	Flint Barn, Peak Lane
Address line 2	
Address line 3	
Town/city	Kingston Gorse
Postcode	BN16 1RN
Description of site location must be completed if postcode is not known:	
Easting (x)	508036
Northing (y)	101660
Description	

Flint Barn is a detached 3 bedroom house set in approximately 1/3 acre of grounds to the southern most end of Peak Lane. The property is set centrally within the plot and has a garage complex consisting of an older concrete block and render double garage with a more recent single garage and car port of timber construction. The plot is bounded to the north by a detached and semi detached residential properties and to the south by coastal road. there are open fields to the east and an open private paddock/woodland area to the east.

Flint barn dates back approximately 150 years with more recent additions to the property around circa 1985.

The detached double garage was converted to a hobby/gaming room, small home gym and shower room in mid 2020. This application is to turn the building into a single bedroom dwelling through the incorporation of a small kitchenette into the main hobby/gaming room. This will enable the building to be occupied by the owners of Flint Barn during the planned renovation of the main house in 2021, after which the building will continue as a hobby/gaming space but will provide additional accommodation to supplement that in the main property.

2. Applicant Details

Title	
First name	Kevin
Surname	Eaton
Company name	
Address line 1	Flint Barn, Peak Lane

2. Applicant Details

Address line 2	
Address line 3	
Town/city	Kingston Gorse
Country	United Kingdom
Postcode	BN16 1RN

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

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

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

Flint Barn is a detached property at the southern most end of Peak Lane, in a semi-rural area to the north of Coastal Road, near East Preston. within the curtilage of Flint Barn is a double garage of concrete block construction and an adjoining single garage and car port both of wooden construction. To the immediate north of the garages are 2 further dwelling houses, separated from Flint Barn by a flint/brick boundary wall which varies in height between 1500mm and 2300mm. The existing concrete block double garage has been converted to 2 x hobby rooms with a small shower room under permitted development in mid 2020. The hobby rooms are currently used as a home gymnasium and a gaming room. This proposal is to develop the hobby rooms into a dwelling through the introduction of a kitchenette area. Whilst maintaining some of it's current uses this will also allow the converted garage to be used as a temporary dwelling, for use on an occasional basis. It is anticipated that the dwelling, which will consist of a sitting room/kitchenette, bedroom and shower room, will be used no more than 7 months in any 12 month period. The garage area has not been physically increased in size or height, although the garage doors have been removed and the openings reduced with a small window and door introduced. No new openings have been introduced to the structure. The garage has electricity and water supplies from the main house (Flint Barn) and is also connected to the main house sewage outlets. Adjacent to the converted double garage space is a further single garage and car port, both of wooden construction. These will not be affected by the proposed change of use.

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

Hobby/gaming room, small gymnasium and small shower room. Used regularly as a family 'break out' area and gymnasium. These uses are ongoing.

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

The double garage was converted to a hobby/gaming room, small gymnasium and shower room in mid 2020 and has been used for that purpose ever since. The initial conversion has not increased the external dimensions or height of the building or introduced any new openings. The garage doors have been in-filled and an entrance door and small window fitted within the original openings. The garage is connected to the main house (Flint Barn), electricity and water supplies and sewage.

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

Approval, qualification of the conversion to a hobby room as Permitted Development by Mrs Lisa Coney, Senior Planning Officer – Compliance in Oct 20. Building Regulations application - K/33/20/IN.

5. Grounds for Application

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

Other

Other

Nobby/gaming room and home gymnasium

Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

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 building is already in permanent family use as a gaming room/home gymnasium. The introduction of a kitchenette to allow use as a dwelling will not impact on the immediate neighbours as it will be an extension to the main house facilities for occasional use as accommodation:
- initially during the renovation of the main house - use by existing family members - during early / mid 2021
- future use as additional accommodation to main house for occasional use by elderly family member(s) and family friends.
The building will not change in either size or appearance.

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

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	Senior Planning Officer Compliance
First name	Lisa
Surname	Coney
Reference	

Date (Must be pre-application submission)

28/07/2020

Details of the pre-application advice received

Existing conversion of hobby room/gym was considered compliant under Permitted Development rights. Advised by Mrs Coney that a change of use to a habitable dwelling should be made through a Lawful Development Certificate

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

8. Authority Employee/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)

08/12/2020