

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Davis

Company Name

Address

Address line 1

c/o Agent

Address line 2

Address line 3

Town/City

Cheltenham

Country

United Kingdom

Postcode

GL50 3DA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Has the proposal been started?

- Yes
 No

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

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

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.

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.

Is the proposed operation or use

- Permanent
 Temporary

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

Please refer to the supporting Covering Letter.

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

Pre-application Advice

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

- Yes
 No

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.

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?

- Yes
 No

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

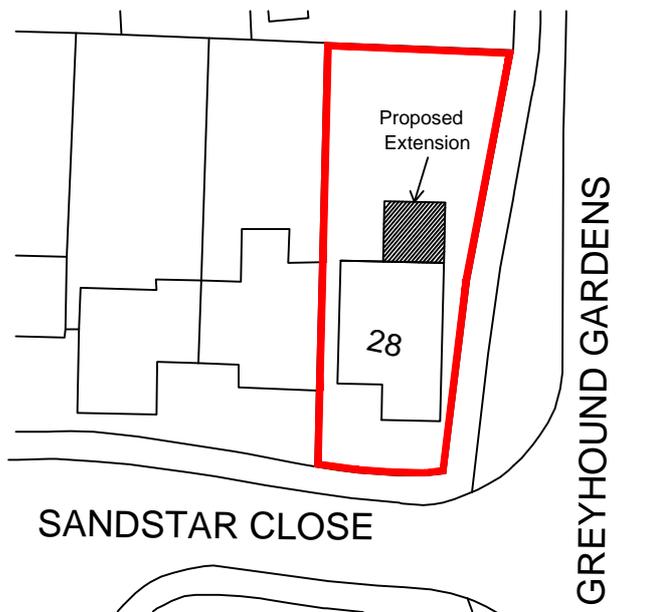
Simon Firkins

Date

19/05/2022



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

OTES

- 1) Drawing Number 1/2
- 2) Existing/Proposed Block Plans
- 3) Scale 1-500
- 4) Date May 2022

Proposed Rear Extension For
 Mr & Mrs A Davis
 28 Sandstar Close
 Longlevens Gloucester GL2 0N



M

10 20 30 40 50 60 70

Development Control
Gloucester City Council
PO Box 3252
Gloucester
GL1 9FW

18 May 2022

Dear Sir or Madam,

Application for a certificate of lawful proposed development in relation to a proposed single storey rear extension at 28 Sandstar Close, Longlevens, Gloucester, GL2 0NR

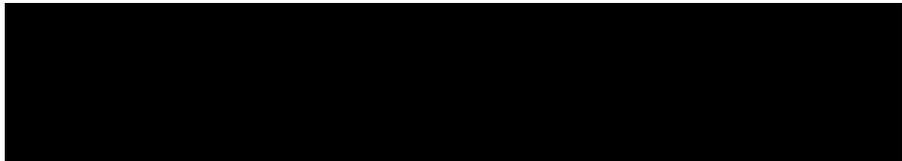
This is a certificate of lawful proposed development for a single story extension at 28 Sandstar Close, Longlevens, Gloucester, GL2 0NR. The property is a detached dwelling located on the corner of Sandstar Close and Greyhound Gardens as shown on the submitted site location plan. The present arrangement of the property is shown by drawing ref. '28AA SAGF PLAN-Model'. Photographs of the property are included below:



The extension will be a pitched roof, single story extension at the rear of the property and is shown in proposed drawing '28 SAND PROP REAR EL 1-50-Model'.

The extension will be 4.05m wide (extending approximately half the full width of the present dwelling), 4m deep and 2.5m to the eaves.

It is proposed to erect the extension under Class A, Part 1 of Schedule 2 to the General Permitted Development Order (GPDO) 2015 (as amended), however ahead of the construction of the extension a certificate of lawful proposed use and development (CLPUD) is sought to confirm that the proposal complies with the relevant limits set by Class A of Part 1 of the GPDO.



In line with the limits set under section A.1 of Class A, the proposal complies with the following:

- a) The dwelling is not one that has been granted planning permission by virtue of class G, M, MA, N, P, PA or Q of Part 3 of the schedule.
- b) The total area of the ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (this is shown by the submitted block plan).
- c) The height of the extension will not exceed the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the proposed extension will not exceed the height of the eaves of the original dwellinghouse.
- e) The extension will not extend beyond the principal elevation of the original house, nor does it extend beyond a wall that fronts a highway and forms a side elevation of the original dwellinghouse.
- f) The extension will not extend beyond the rear wall by more than 4m.
- g) The house is not located on article 2(3) land and the extension will not extend more than 6m beyond the rear wall and will not exceed 4m in height.
- h) The proposal is for a single storey.
- i) the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the extension will not exceed 3 metres.
- j) The extension will not extend beyond a side elevation of the property.
- ja) The proposal will not exceed the limits set at subparagraph ja
- k) The proposal is not for a development type listed at sub paragraph K.
- l) Paragraph I is not applicable in this case.

With regards to the conditions set at A.3, the proposal complies with the following relevant conditions:

- a) the proposal will be constructed of red brick, slate roof, pvc bi-fold doors and glazing, all of which are materials found throughout the existing property.
- b) Not applicable
- c) Not applicable

The proposal is not one that exceeds the limits set by Class A, paragraph A.1(f) and therefore the conditions listed at A.4 are not applicable.

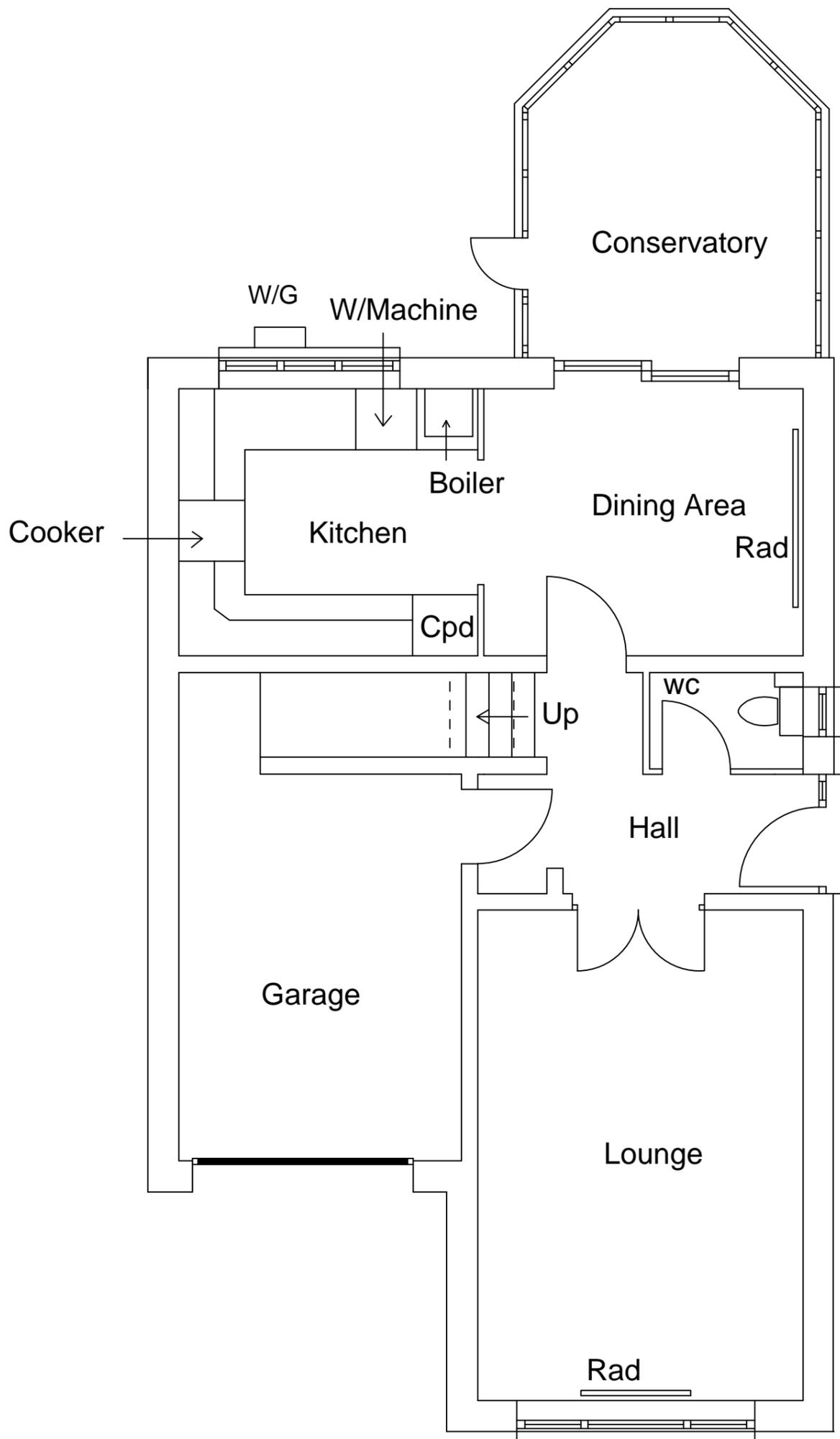
Conclusion

It has been demonstrated that the proposed extension falls within the limits set by the relevant classes of the 2015 GPDO (as amended). It is kindly requested that a certificate of lawful proposed use and development is issued to formally confirm that this is the case.

Should you require any further information regarding the proposal then please do let me know.

Yours faithfully,

Chris Wilkinson MRTPI
SF Planning Limited

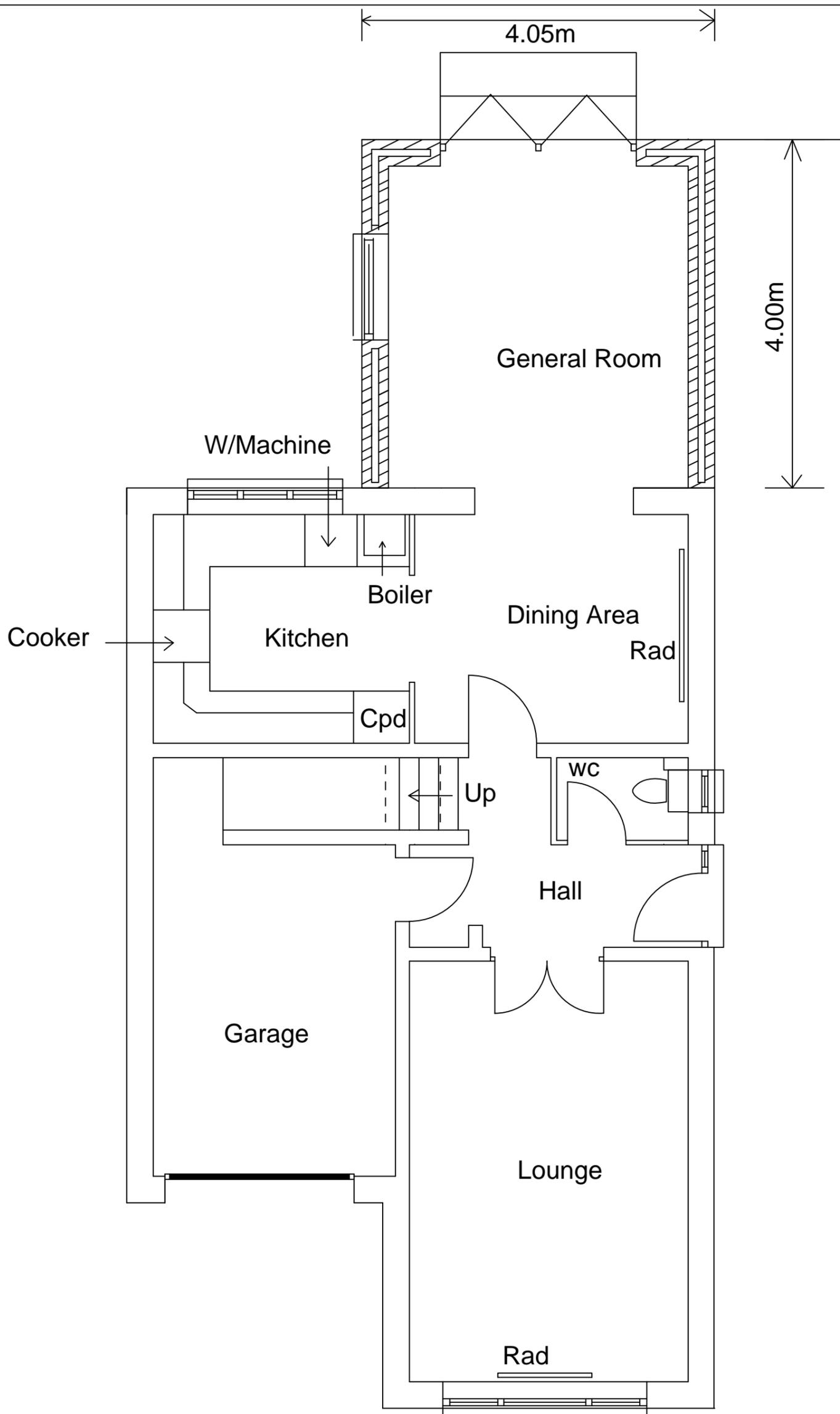


EXISTING GROUND FLOOR PLAN

NOTES

- (1) Drawing Number 1/5
- (2) Existing Ground Floor Plan
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR



NOTES

- (1) Drawing Number 1/6
- (2) Proposed Ground Floor Plan
- (3) Scale 1-50
- (4) Date May 2022

PROPOSED GROUND FLOOR PLAN

Proposed Rear Extension For
 Mr & Mrs A Davis
 28 Sandstar Close
 Longlevens Gloucester GL2 0NR



EXISTING REAR ELEVATION

NOTES

(1) Drawing Number 1/9

(2) Existing Rear Elevation

(3) Scale 1-50

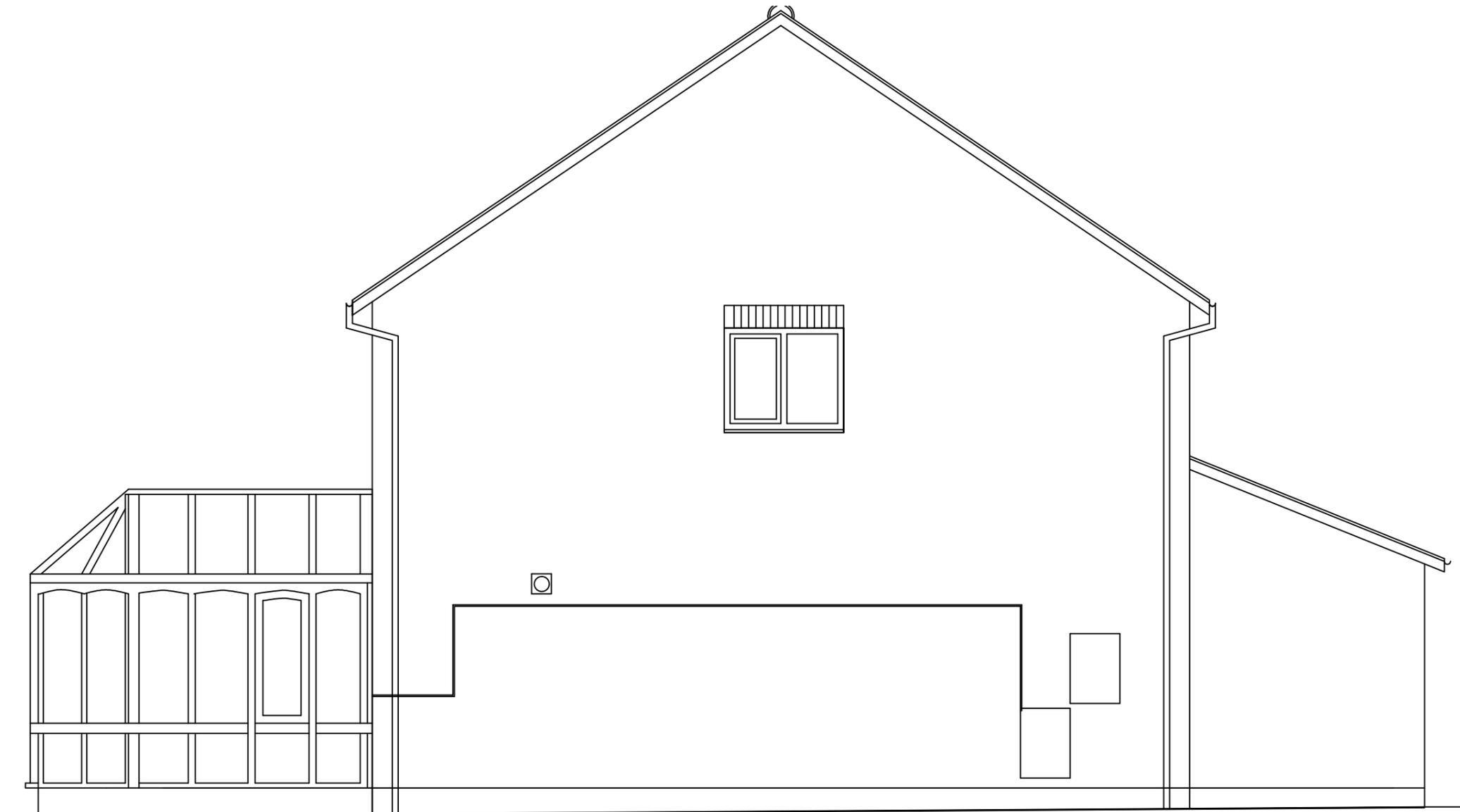
(4) Date May 2022

Proposed Rear Extension For

Mr & Mrs A Davis

28 Sandstar Close

Longlevens Gloucester GL2 0NR

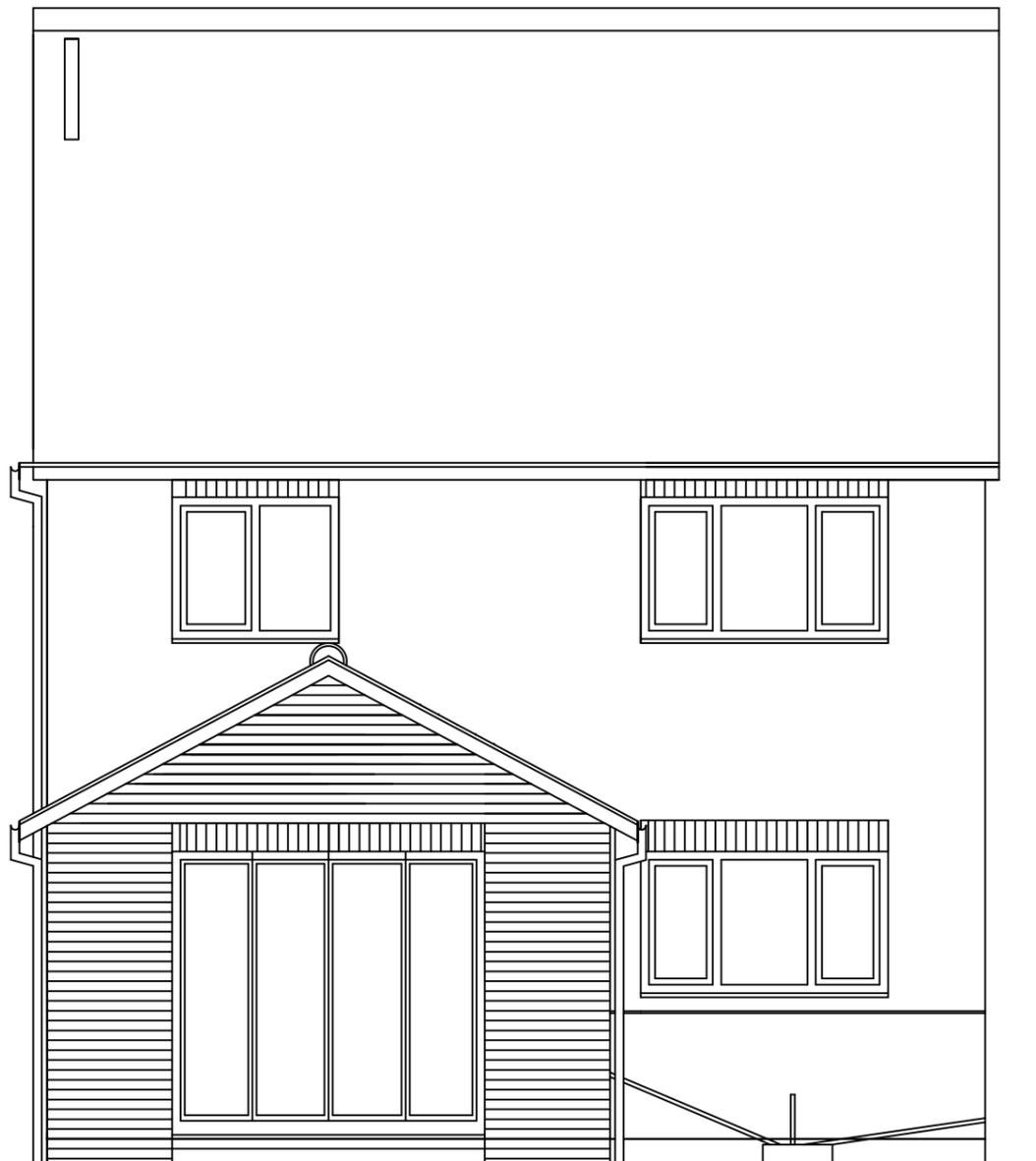


EXISTING SIDE ELEVATION

NOTES

- (1) Drawing Number 1/8
- (2) Existing Side Elevation
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR

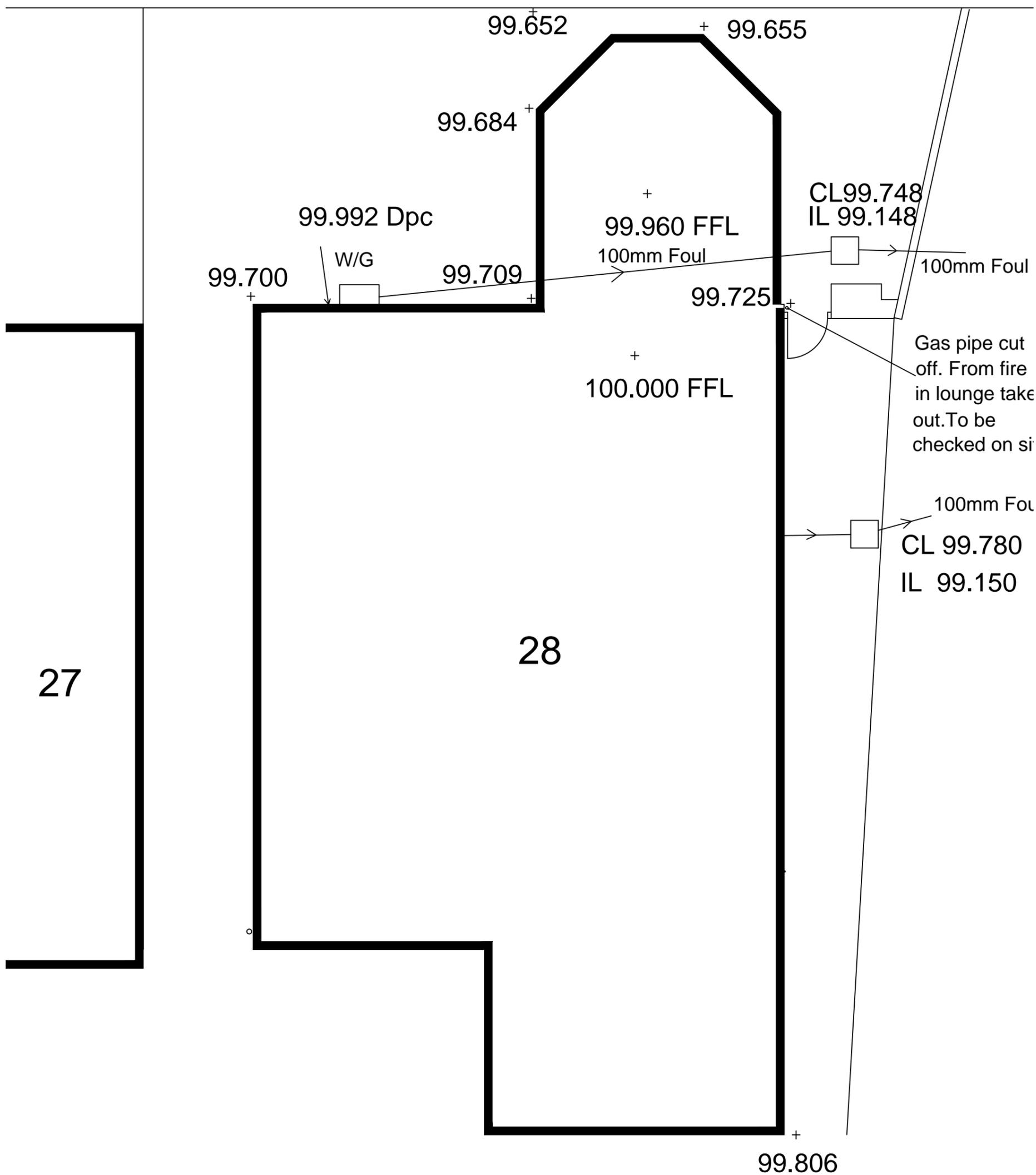


PROPOSED REAR ELEVATION

NOTES

- (1) Drawing Number 1/12
- (2) Proposed Rear Elevation
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR

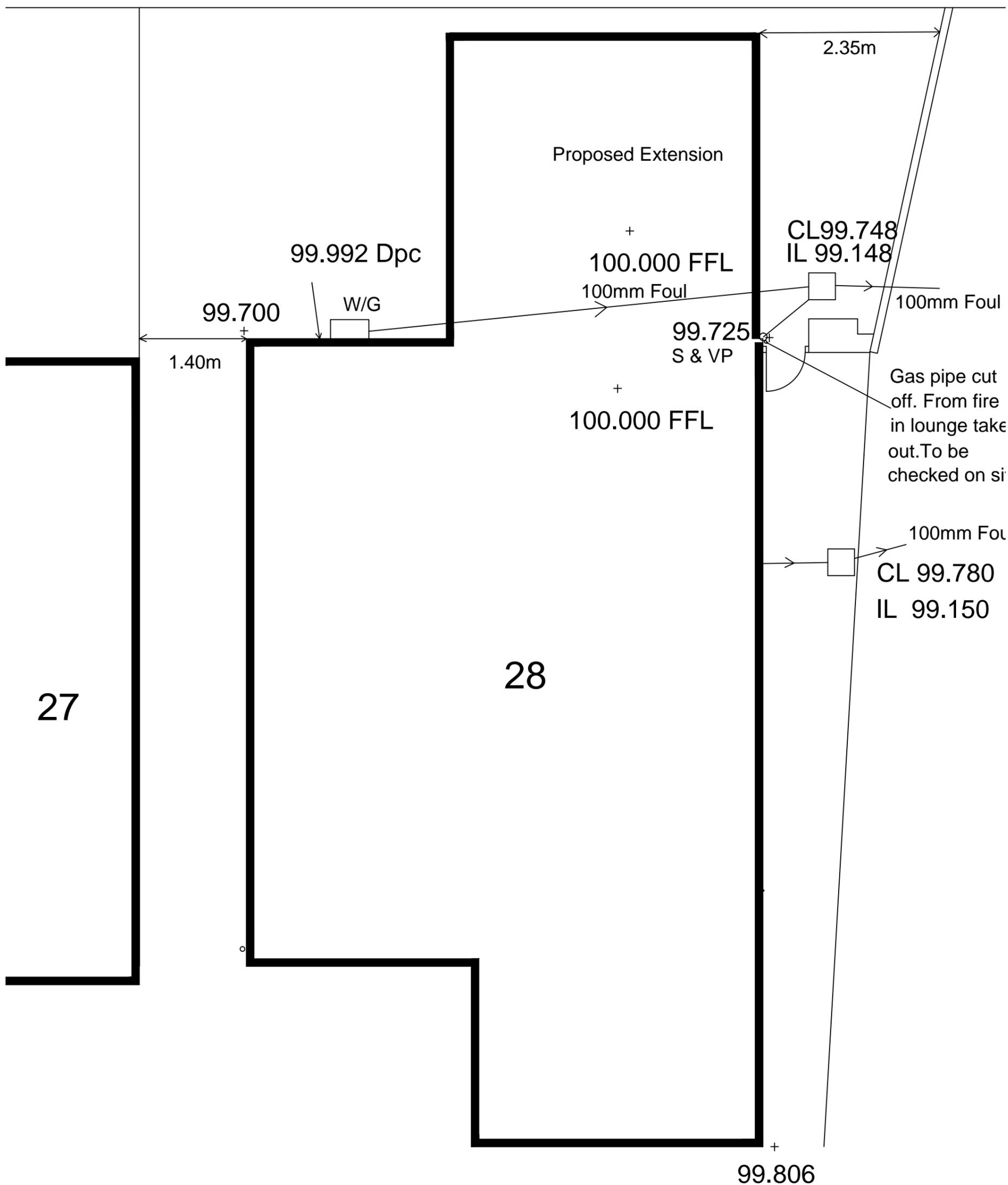


EXISTING PART SITE SURVEY

NOTES

- (1) Drawing Number 1/3
- (2) Existing Part Site Survey
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
 Mr & Mrs A Davis
 28 Sandstar Close
 Longlevens Gloucester GL2 0NR

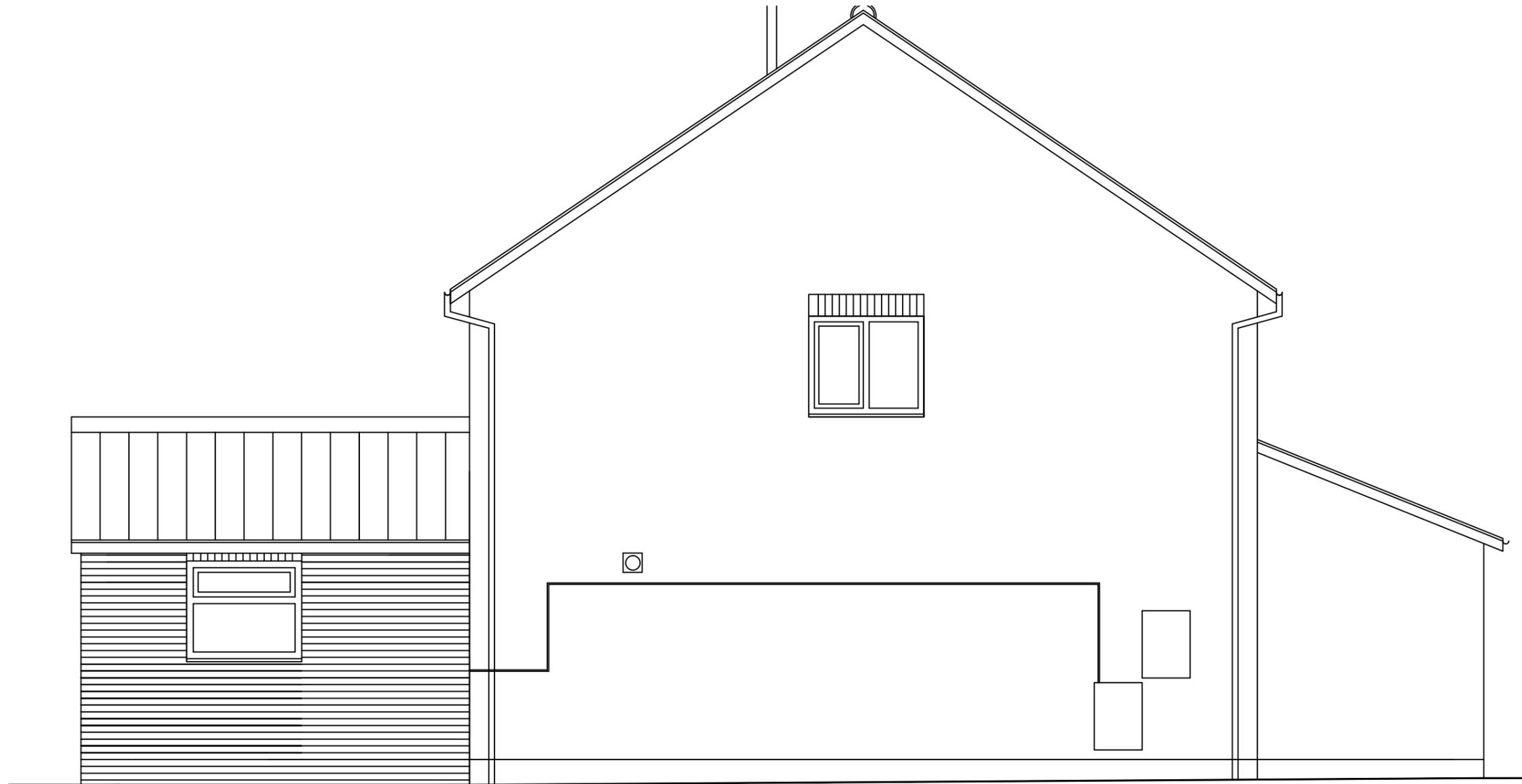


NOTES

- (1) Drawing Number 1/4
- (2) Proposed Part Site Survey
- (3) Scale 1-50
- (4) Date May 2022

PROPOSED PART SITE SURVEY

Proposed Rear Extension For
 Mr & Mrs A Davis
 28 Sandstar Close
 Longlevens Gloucester GL2 0NR



PROPOSED SIDE ELEVATION

NOTES

- (1) Drawing Number 1/11
- (2) Proposed Side Elevation
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR



EXISTING SIDE ELEVATION

NOTES

- (1) Drawing Number 1/7
- (2) Existing Side Elevation
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR



PROPOSED SIDE ELEVATION

NOTES

- (1) Drawing Number 1/10
- (2) Proposed Side Elevation
- (3) Scale 1-50
- (4) Date May 2022

Proposed Rear Extension For
Mr & Mrs A Davis
28 Sandstar Close
Longlevens Gloucester GL2 0NR