

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

Richard

Surname

Garland

Company Name

Address

Address line 1

4 Innsworth Lane

Address line 2

Address line 3

Town/City

Gloucester

County

Country

United Kingdom

Postcode

GL2 0DA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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)

The existing attached garage was erected c.1982 (44/28092/HIST) (existing drawings attached but I do not have access to the original application drawings due to being pre-digitisation).

The condition of this garage is now such that it requires demolishing & re-building due to general degradation of the structure and its foundations. At the same time as the re-build, the proposal is to convert the garage to living accommodation (Living Room). The floor area of the proposed re-build will not be greater than the existing garage and it will be in the same location. The eaves and ridge height being proposed are well within normal PD limitations (see drawing). So, the proposal does not increase or relocate the area of structure in any way. The proposal also allows for the environmental performance of this aspect of the building to be brought up to latest Building Regs.

Existing parking at the property can already accommodate up to 6 cars so the capacity for parking at the property is not affected by this proposal. Given that the dwelling is only a 3-bed house, the parking capacity remains unaffected and excellent.

The proposal includes some additional windows that do not compromise the privacy of any adjacent domestic properties. It also includes some additional roof lights (Velux style) to take advantage of the south elevation of the roof.

The position of the property is not a conventional position in relation to the main road (Innsworth Lane) and is therefore set well back from the highway when compared to the remainder of the homes on the road.

There is no negative impact resulting from this proposal.

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

The intent is for the garage to be demolished as previously described and rebuilt in the same location and scale but to modern standards. The existing garage was poorly constructed. I am not sure if a garage conversion constitutes a change of use so have included detail as though it does for your review

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

The building is currently an attached garage. We have lived in the house for 4.5 years and never used it as a garage due to the fact that there is parking on the premises for 6 cars so there is no requirement for a dedicated garage

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

Existing garage was granted planning permission c.1982 (44/28092/HIST)

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

44/28092/HIST

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

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.

Change of 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?

There is a need for the garage to be rebuilt anyway due to its poor quality of original construction. The 2 residents are both classed as disabled so the ground floor requires development to support their living environment needs. Given that the property can already accommodate 6 car parking spaces and the existing garage does not get used for that purpose, this is the most cost-effective and least impactful means to achieve all the aims of the property

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.

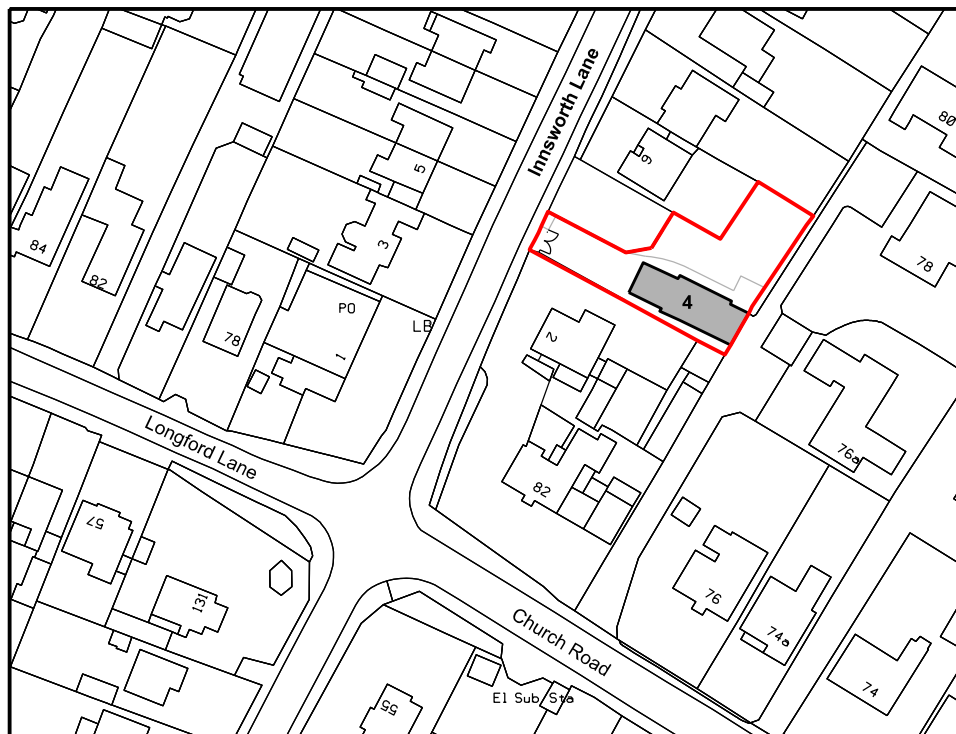
I / We agree to the outlined declaration

Signed

Richard Garland

Date

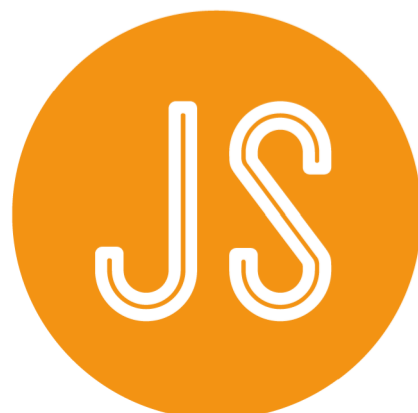
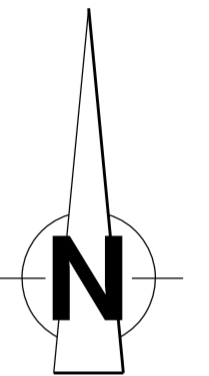
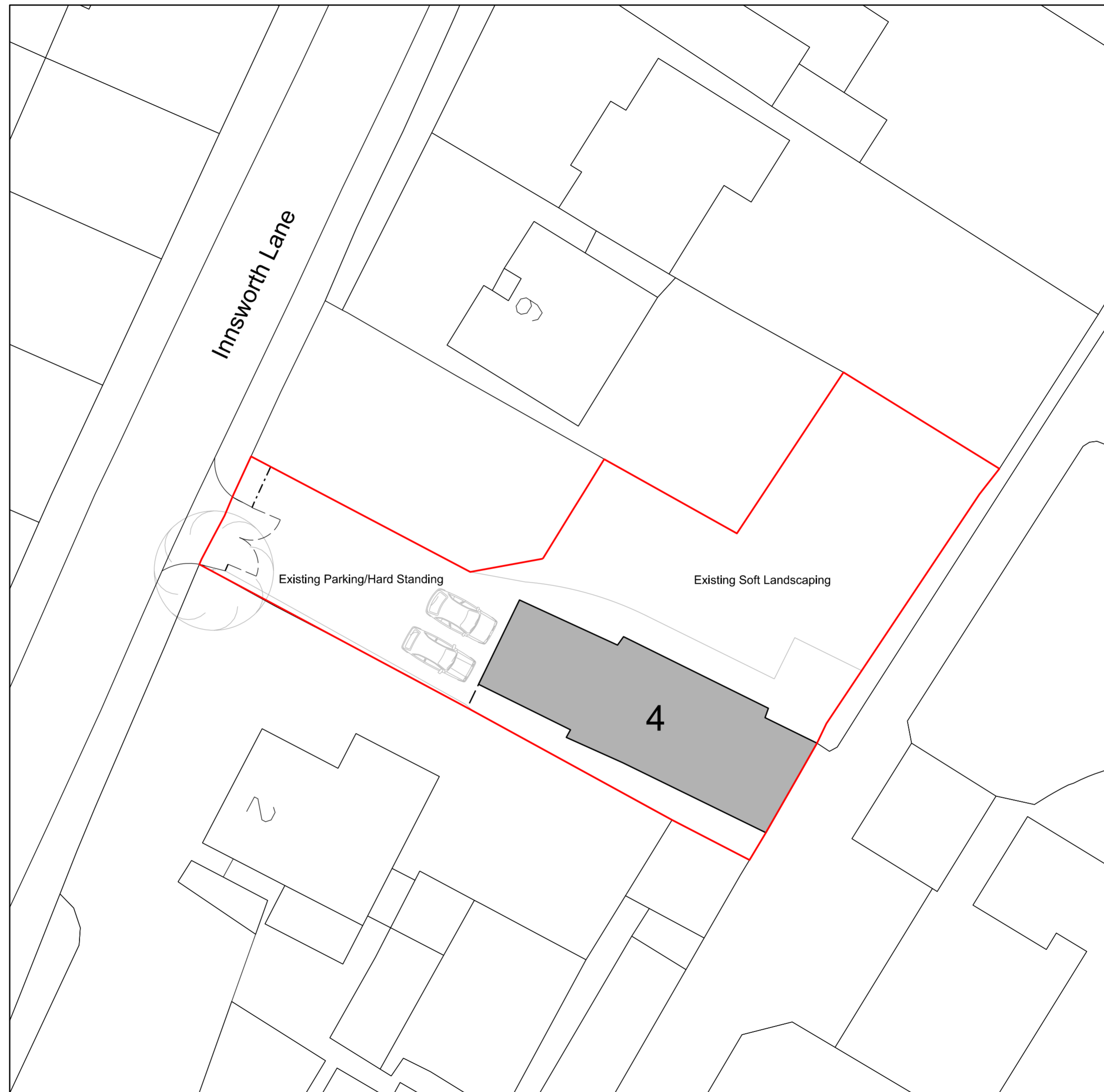
14/11/2022

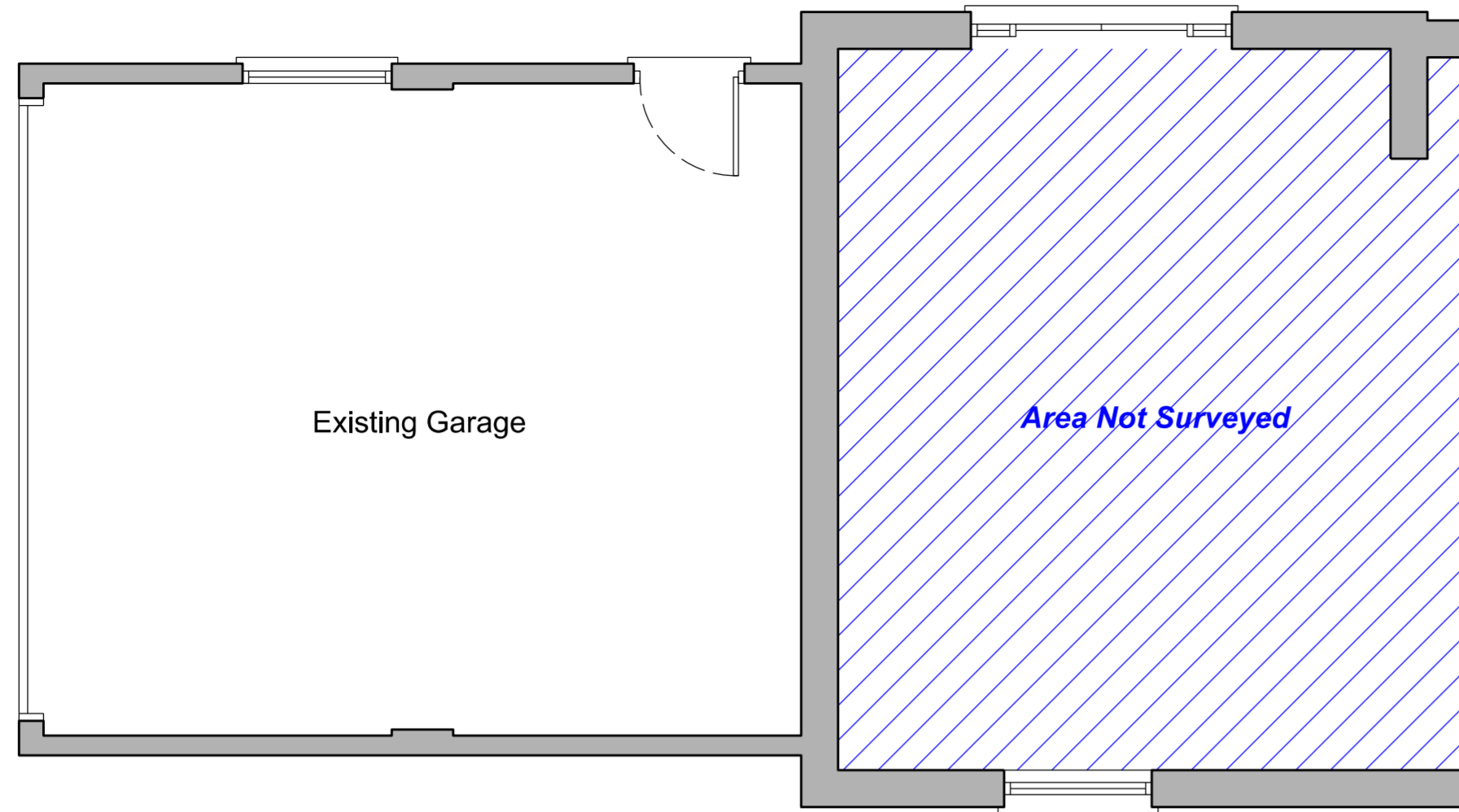


No. 4 Innsworth Lane **Proposed Garage Conversion** *Permitted Development*

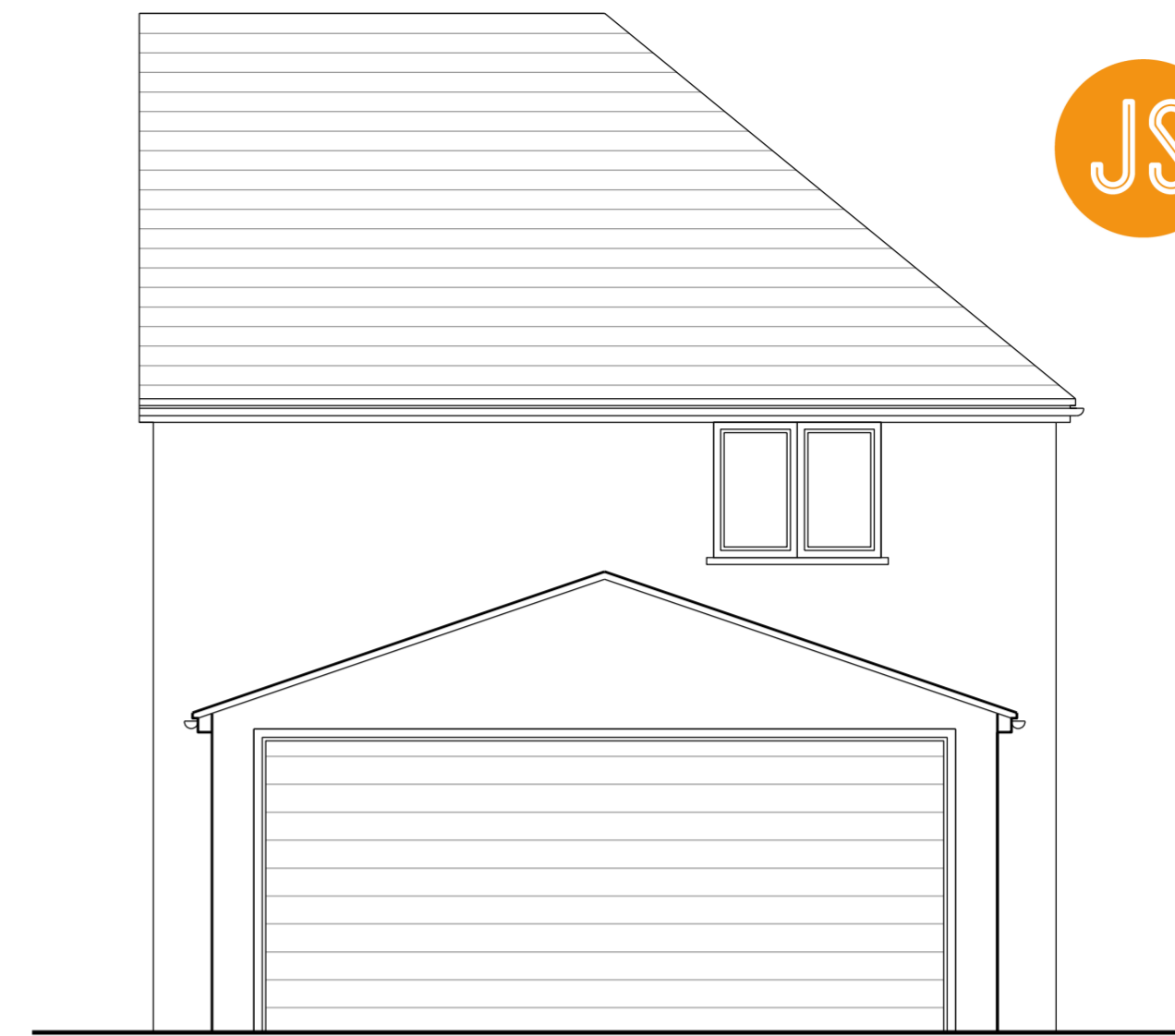
Site Location Plan **Date: Sept 2022** **Scale: 1/1250 @ A4** **Drawing No: 4045/ PL01**

Subject to correct printing. See top left.

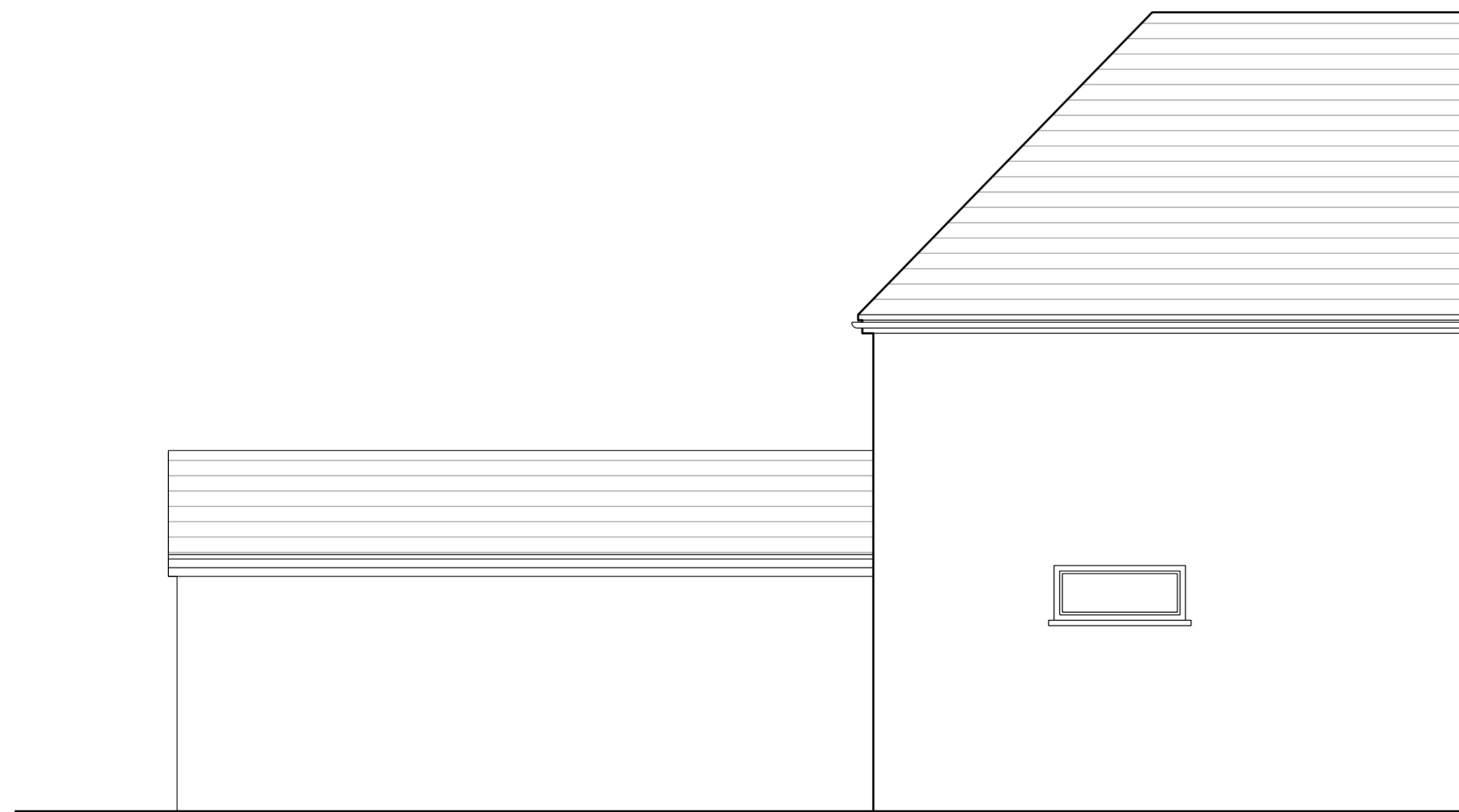




Existing Ground Floor Plan



Existing Front Elevation

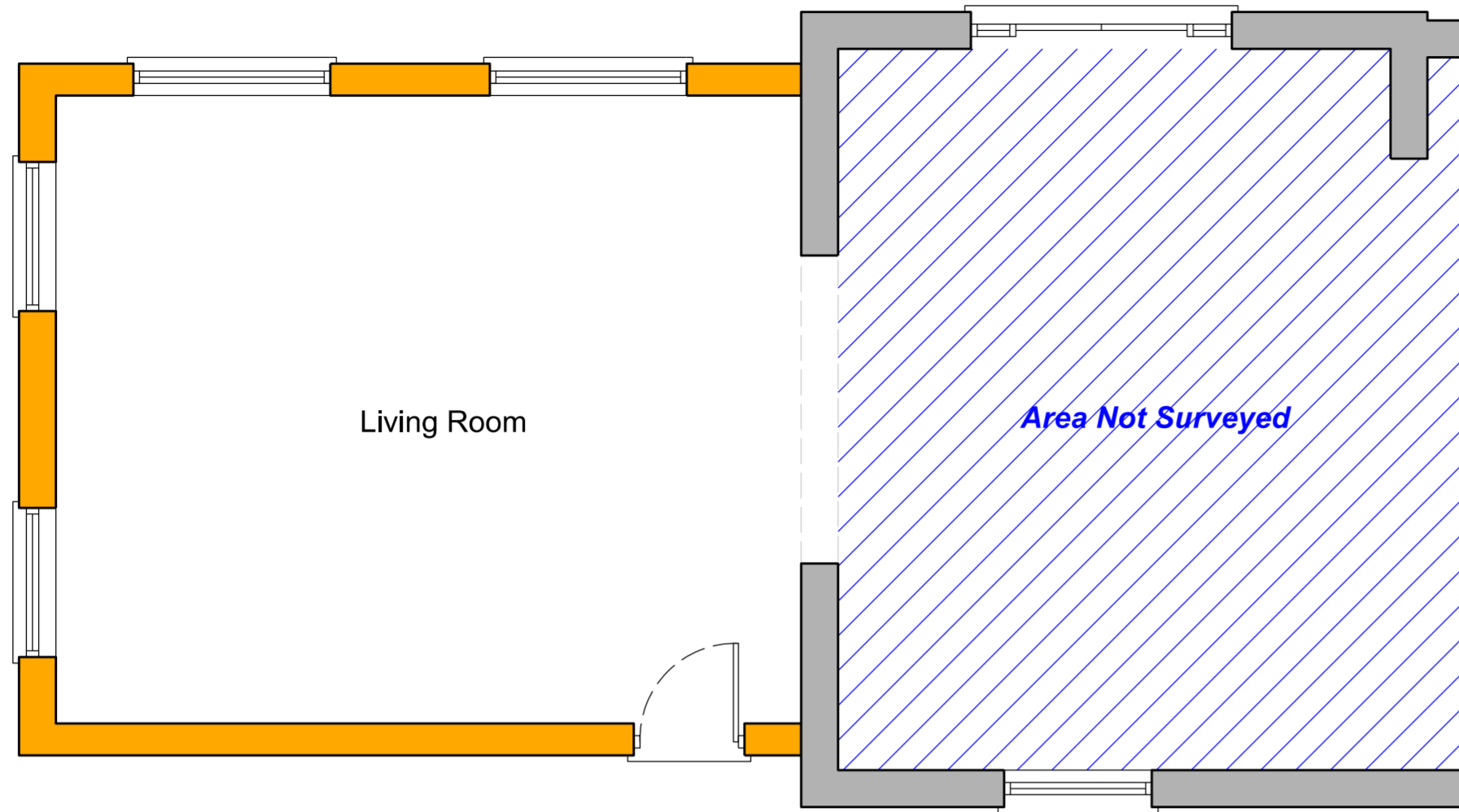


Existing Side Elevation

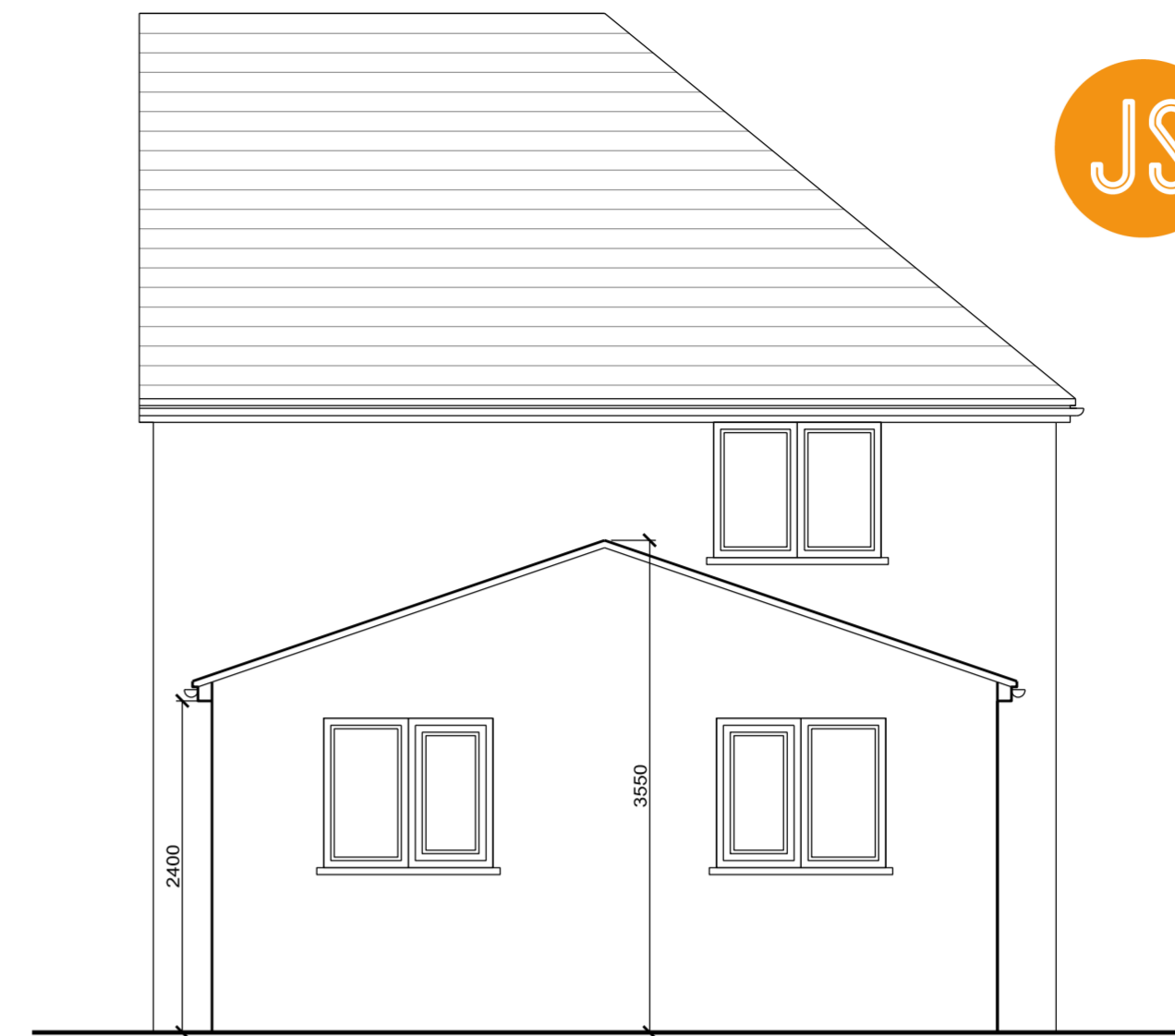


Existing Side Elevation





Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation

