

## 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

Daniel

Surname

Gill

Company Name

### Address

Address line 1

16

Address line 2

Windermere Road

Address line 3

Town/City

Longlevens

County

Country

United Kingdom

Postcode

GL2 0LZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

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)

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.

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.

Is the proposed operation or use

- Permanent  
 Temporary

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

The proposed alterations fall within the permitted development rules. In particular under Class A and B of the permitted development rights allowing for a 2 storey rear extension projecting 3m from the original rear wall. Further information can be found in the attached document CommentsOnLawfulness.pdf

## 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

Daniel Gill

Date

08/01/2023

# Block Plans

## Existing



0mm 7500mm 12500mm 25000mm

SCALE 1 : 500 @ A2



## Proposed



0mm 7500mm 12500mm 25000mm

SCALE 1 : 500 @ A2



Project: 16 Windermere Road, Longlevens

Drawing: Block Plans

Date Drawn: 01/Nov/2022

Scale: 1:500 @ A2

Revision: 0

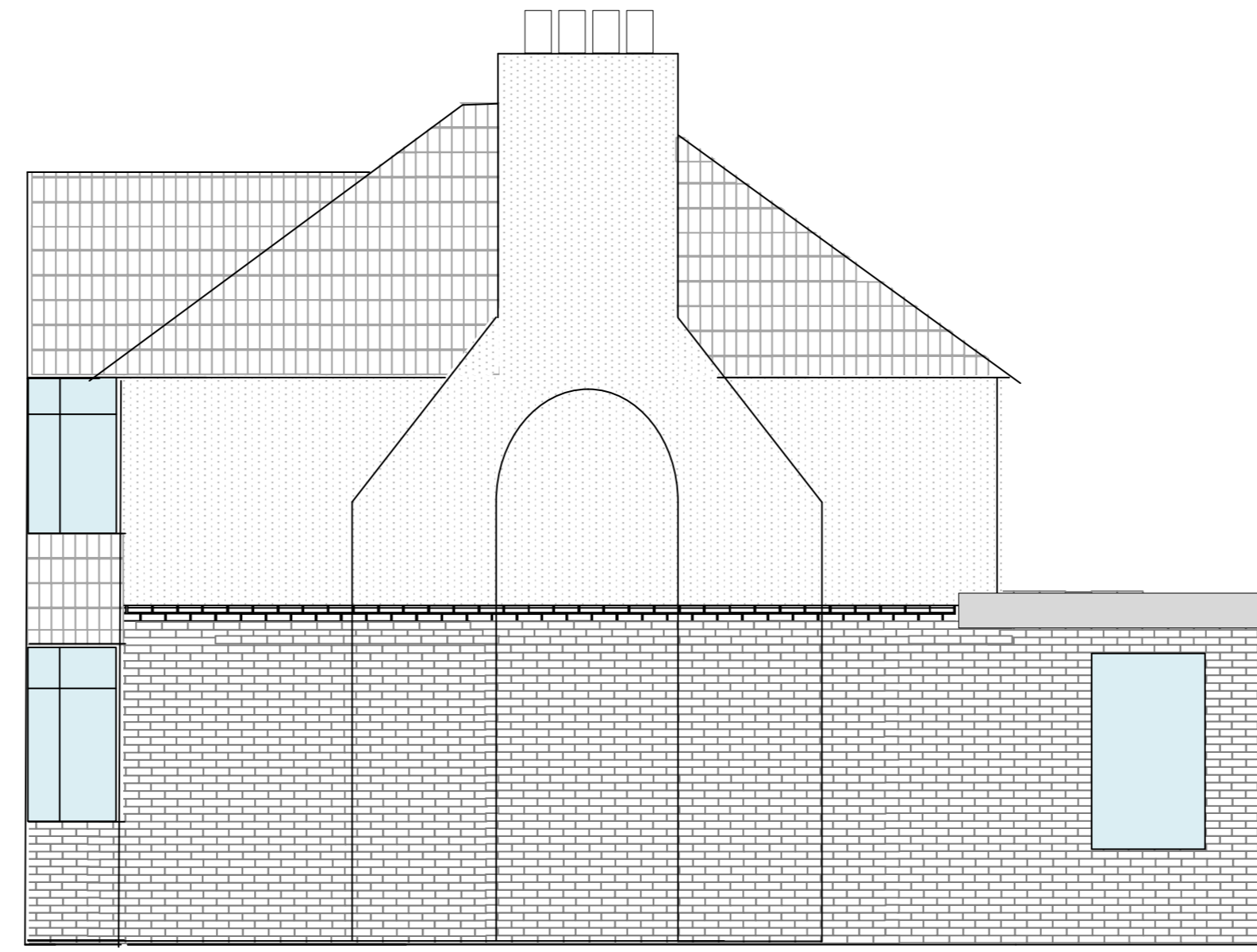
Notes:

\* Original as defined in "Permitted Development Technical Guidance: September 2019". In this case, as the house was on 1<sup>st</sup> July 1948

# Existing Plans and Elevations



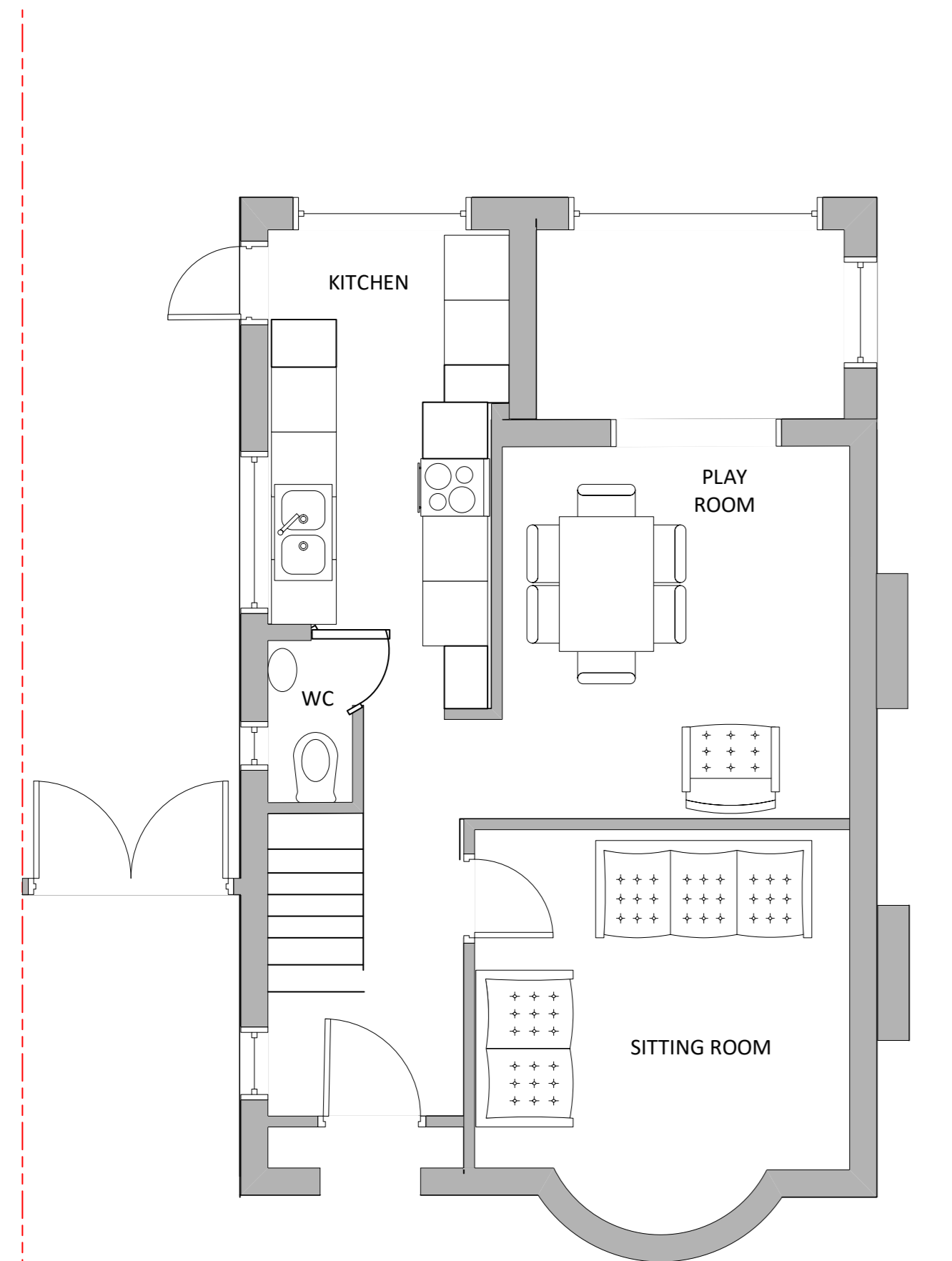
Front / North Elevation



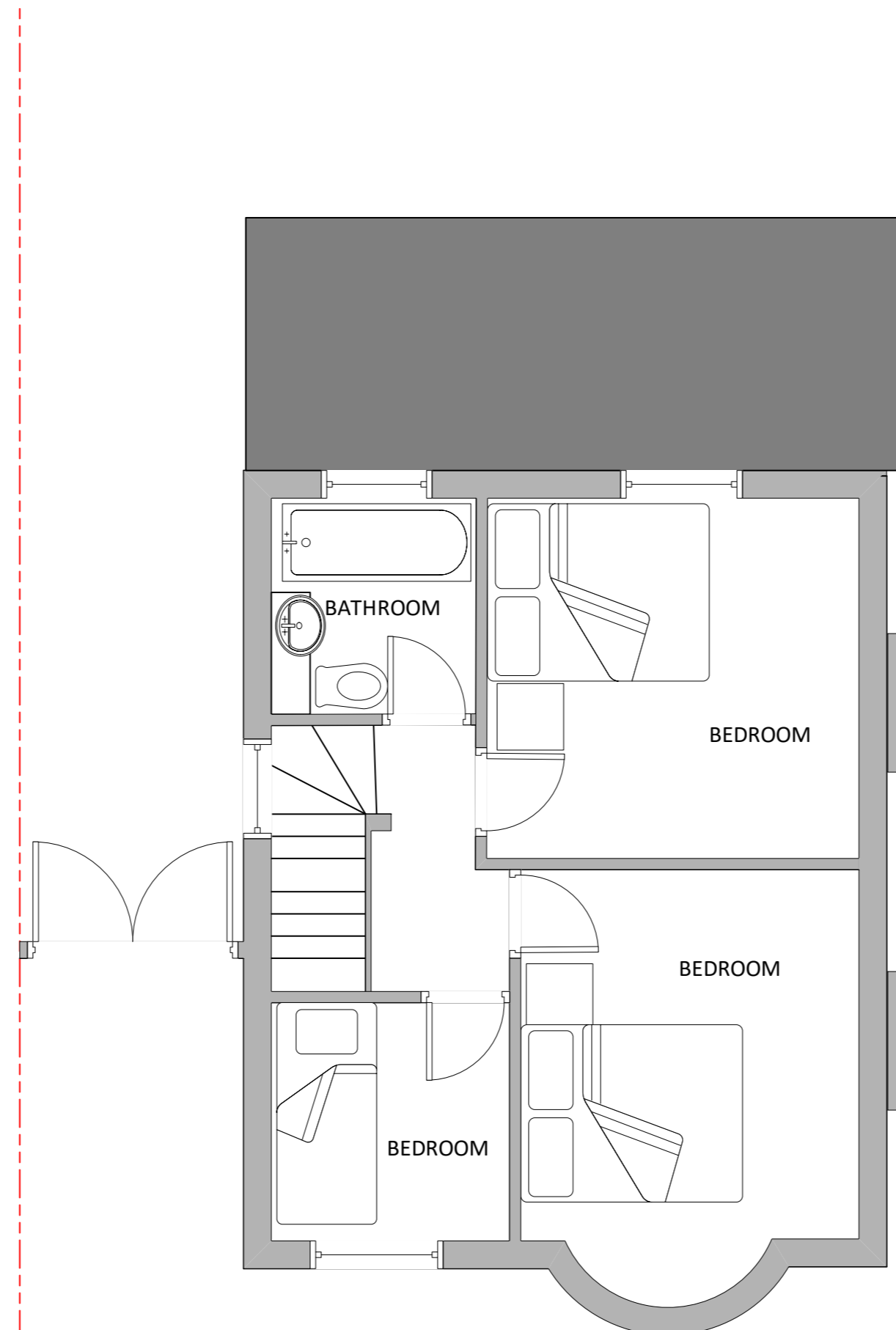
Side / West Elevation



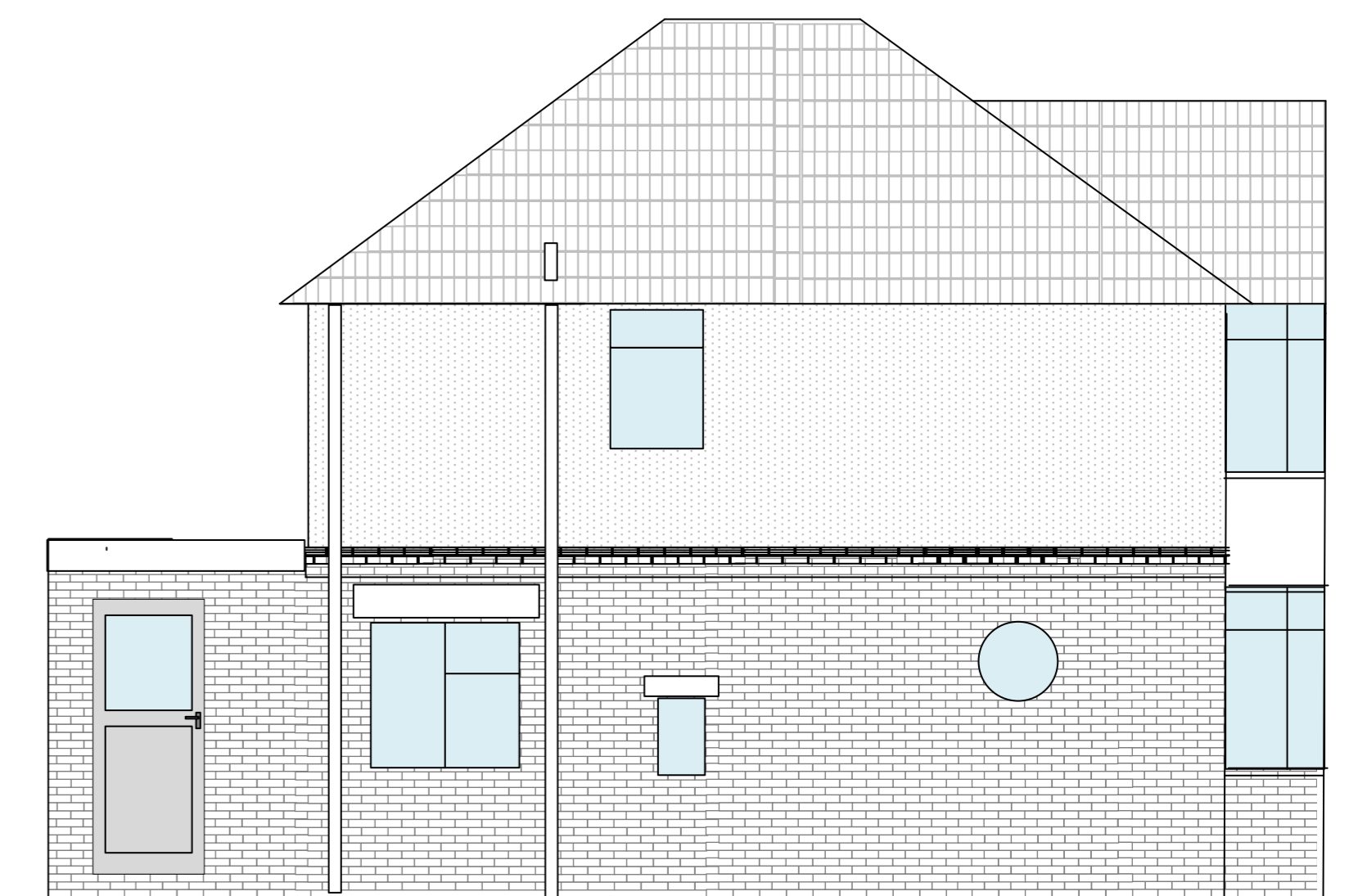
Rear / South Elevation



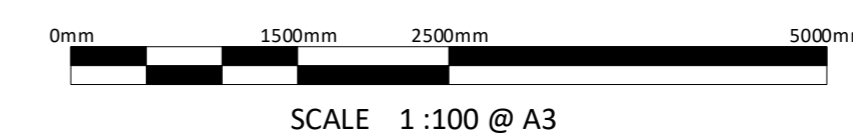
Ground Floor Plan



First Floor Plan



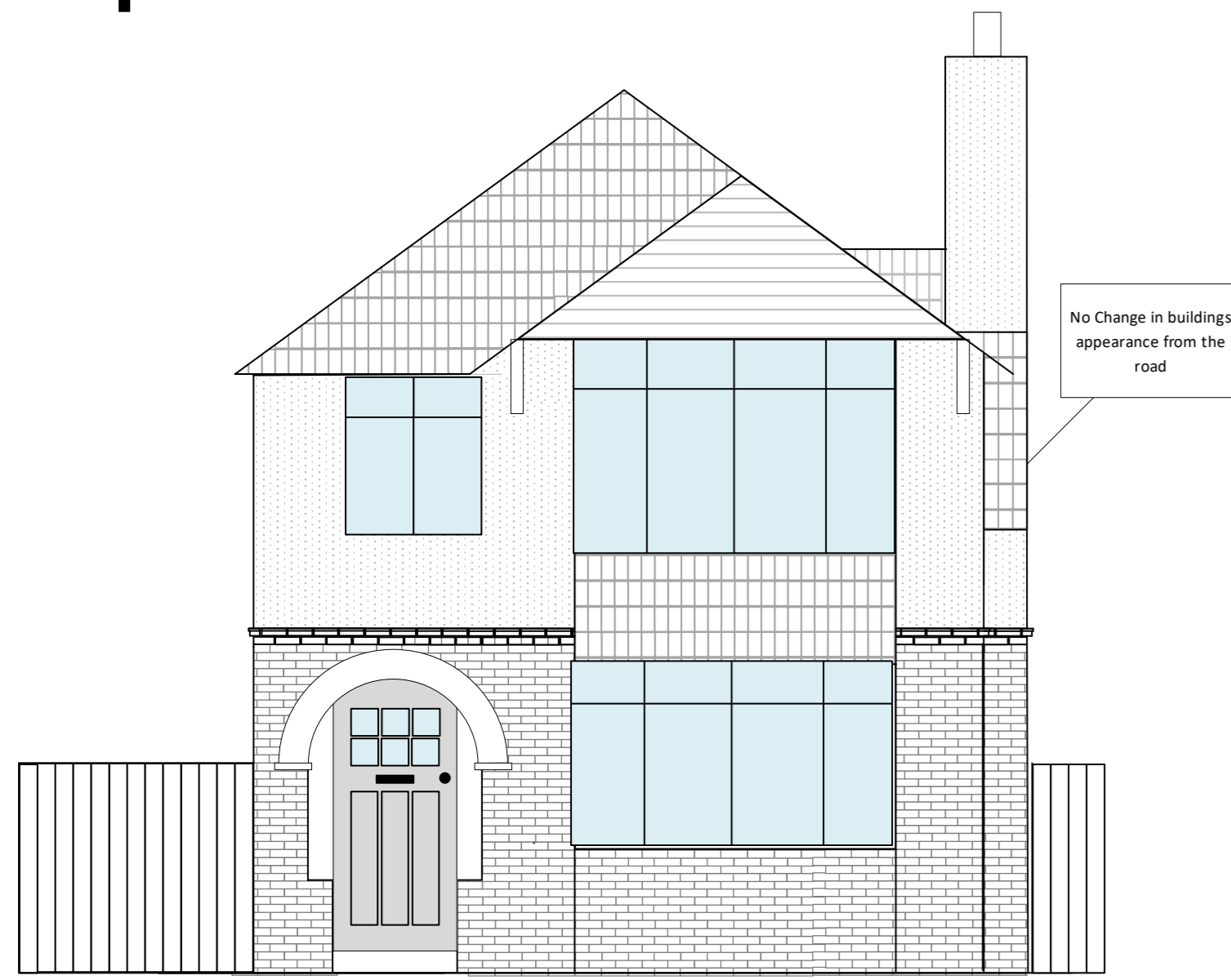
Side / East Elevation



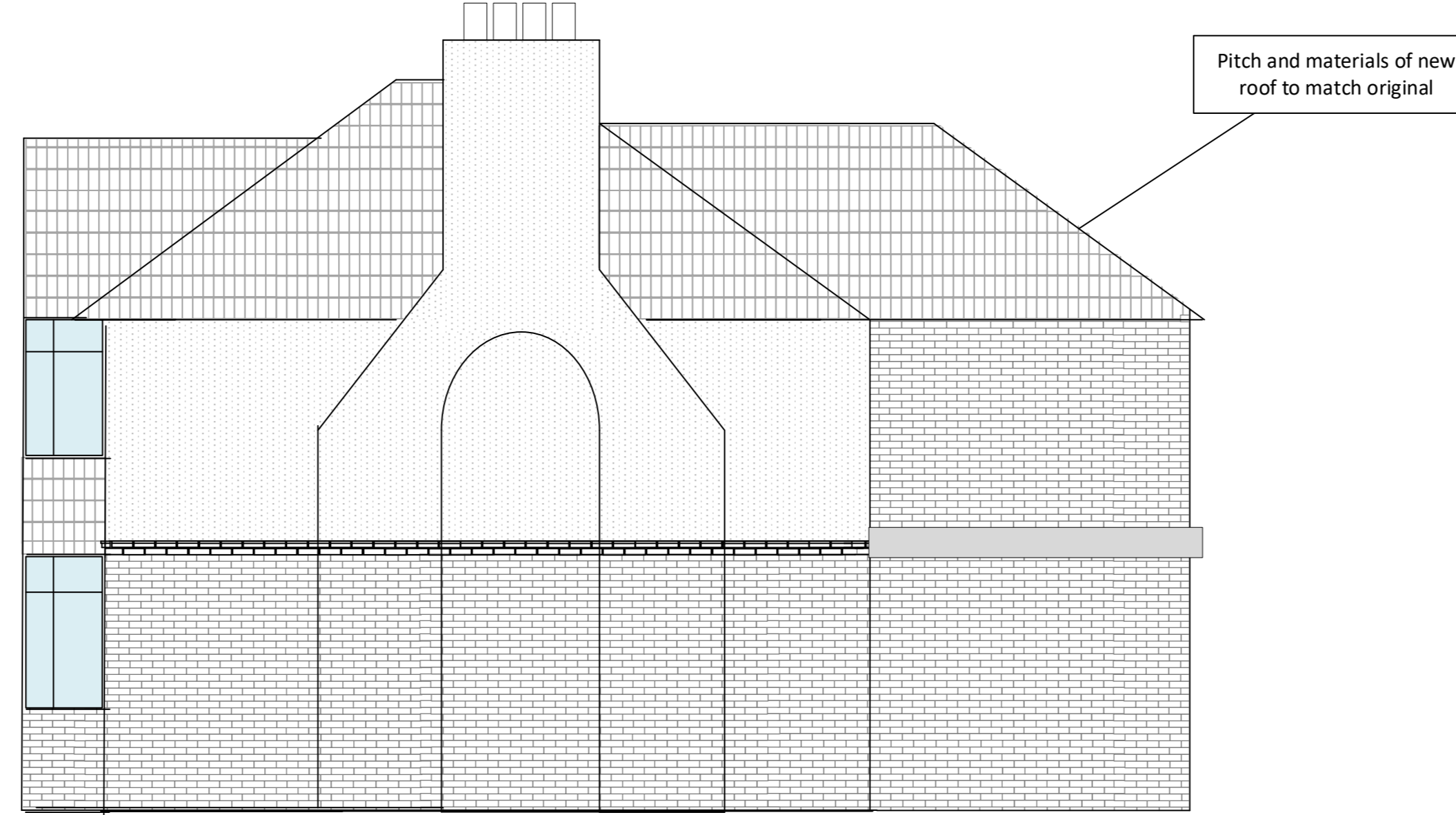
SCALE 1:100 @ A3

Project:	16 Windermere Road, Longlevens
Drawing:	Original Plans and Elevations
Date Drawn:	01/Nov/2022
Scale:	1:50 @ A1, 1:100 @ A3
Revision:	0
Notes:	* Original as defined in "Permitted Development Technical Guidance: September 2019". In this case, as the house was on 1 <sup>st</sup> July 1948

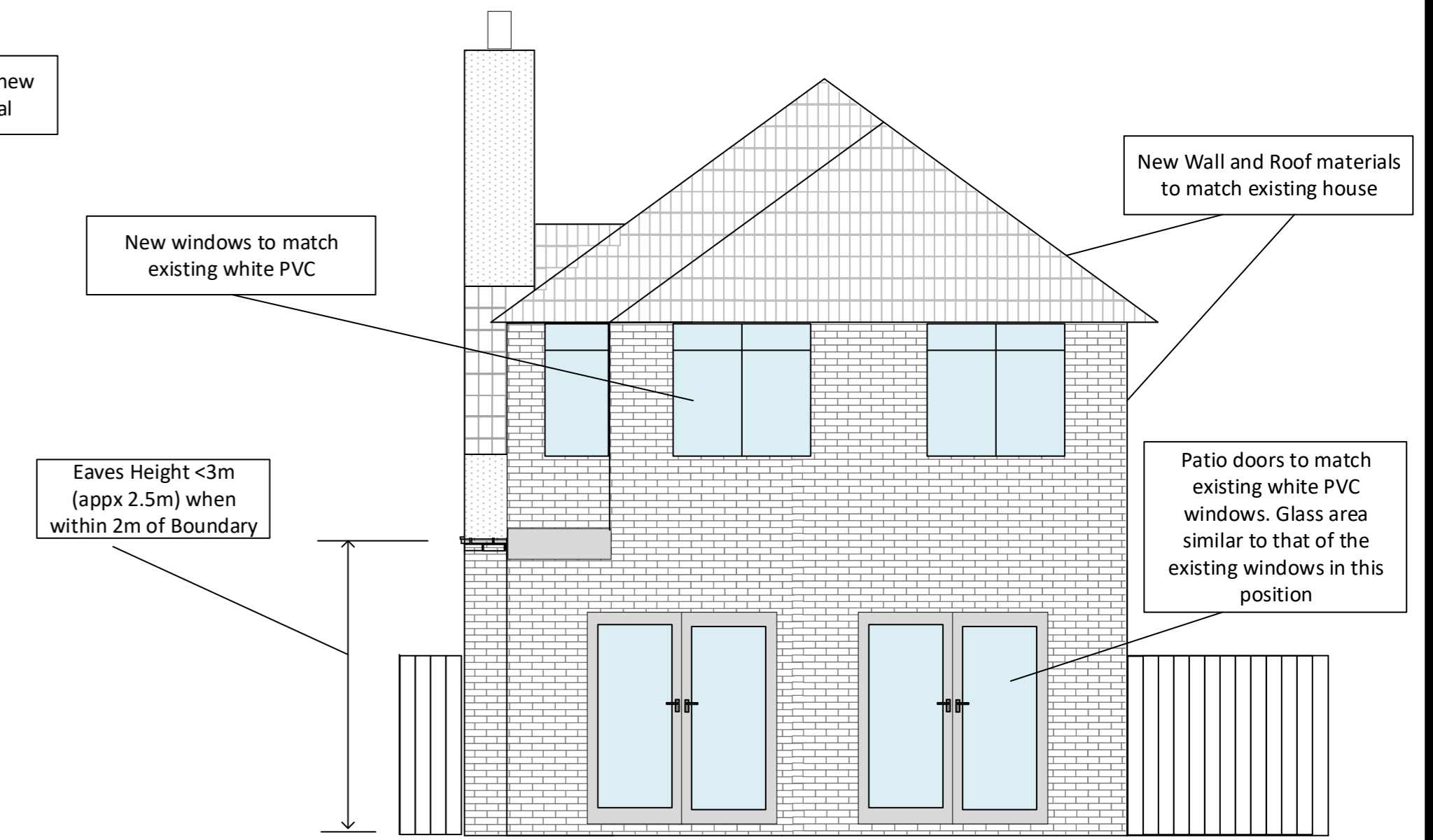
# Proposed Plans and Elevations



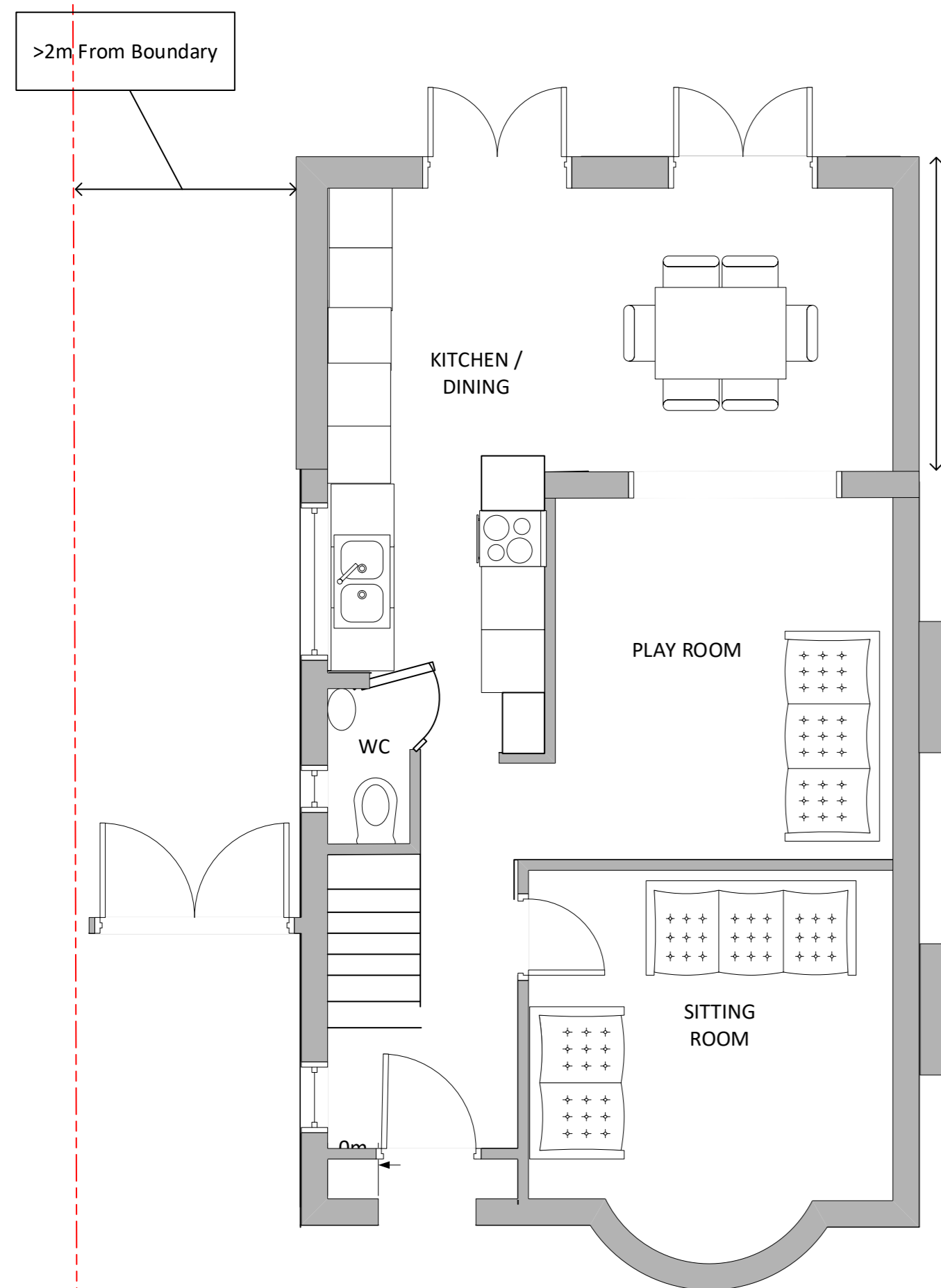
Front / North Elevation



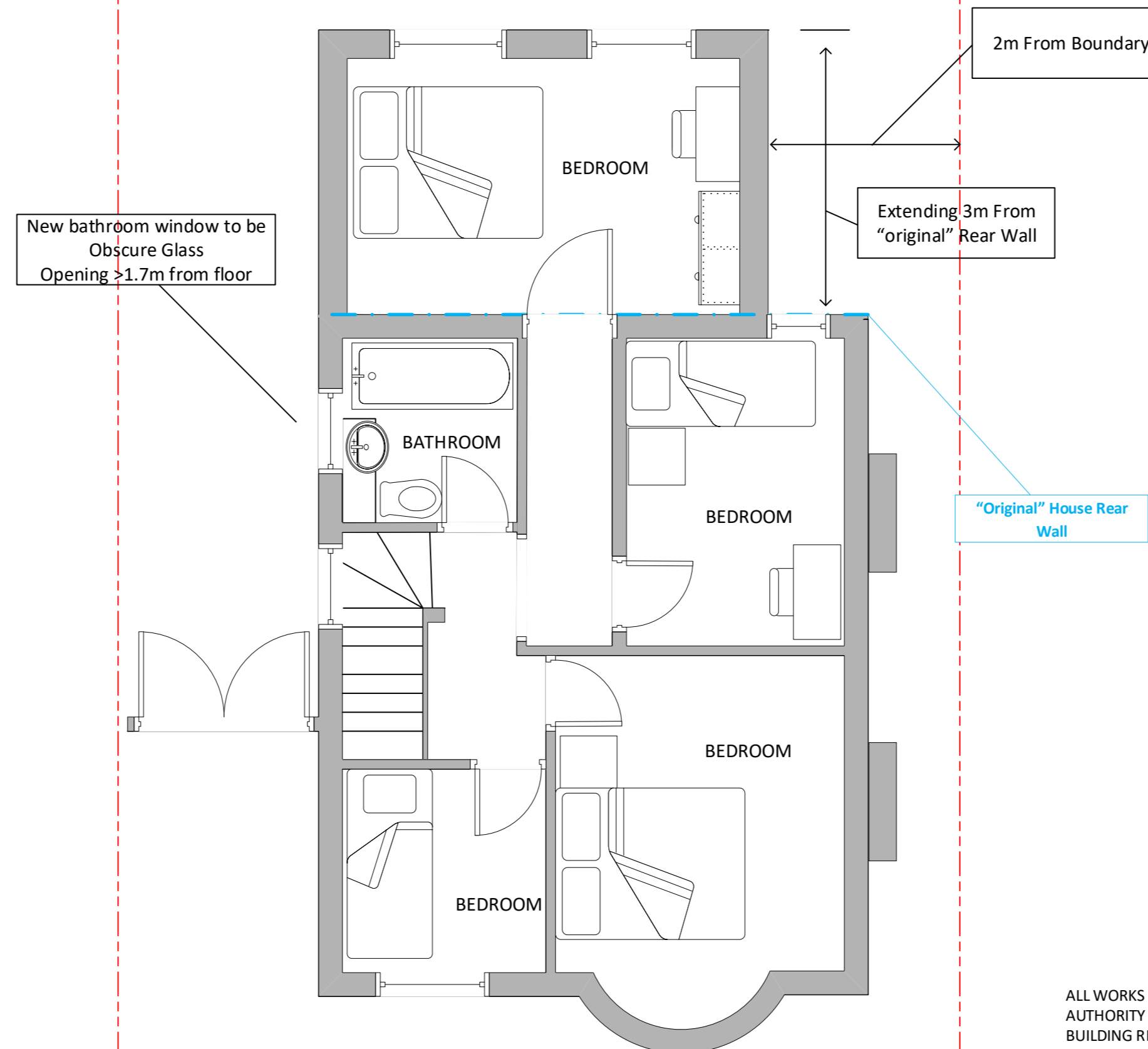
Side / West Elevation



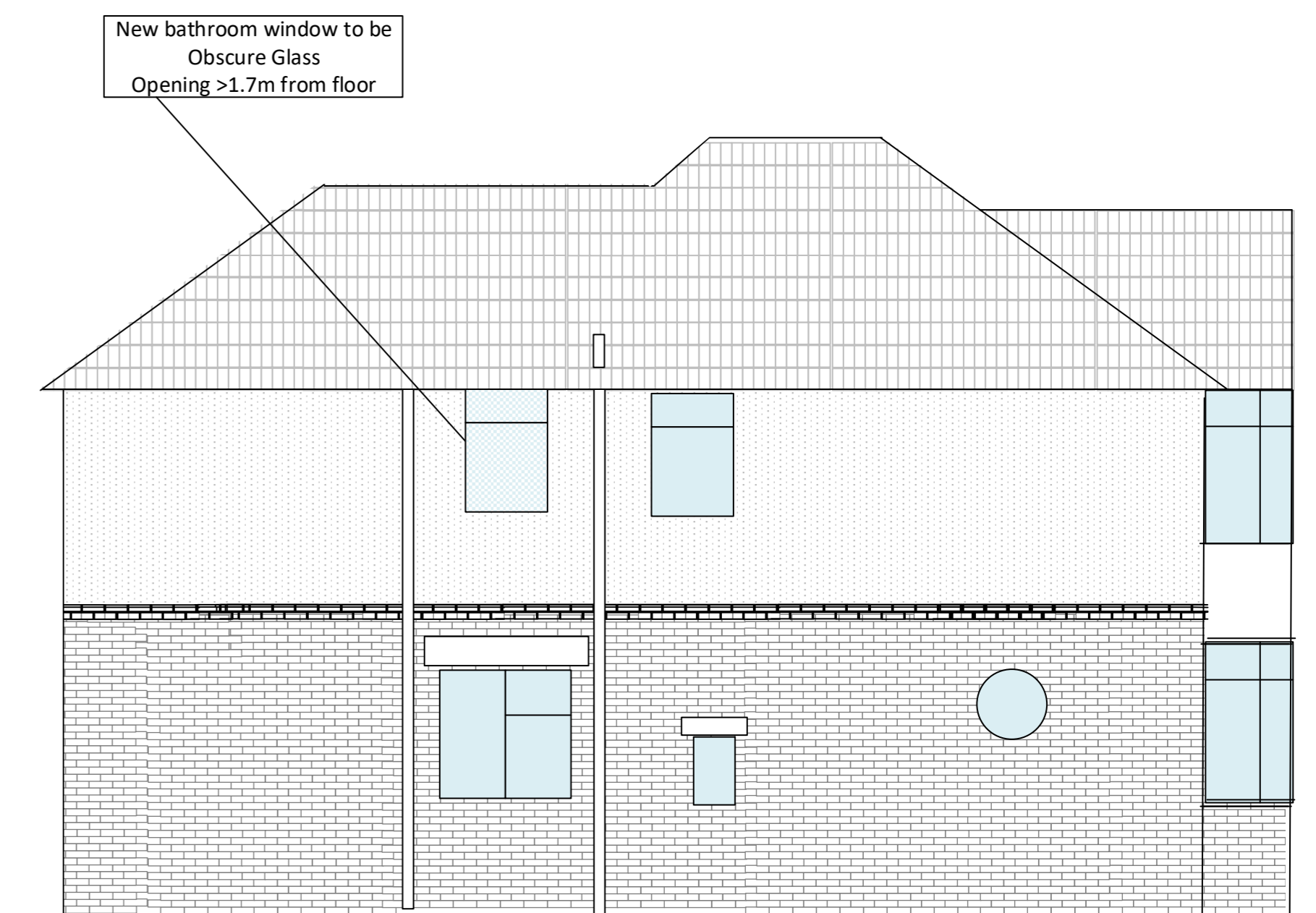
Rear / South Elevation



Ground Floor Plan



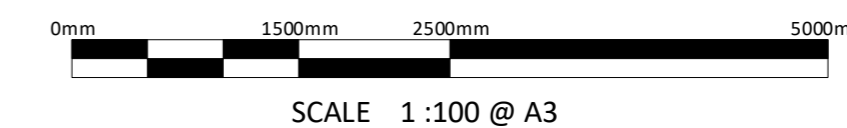
First Floor Plan



Side / East Elevation

ALL WORKS WILL BE CARRIED OUT UNDER A LOCAL AUTHORITY BUILDING NOTICE AND WILL MEET ANY BUILDING REGULATION STANDARDS

THESE DRAWINGS ARE FOR PLANNING ONLY.



Project:	16 Windermere Road, Longlevers
Drawing:	Proposed Plans and Elevations
Date Drawn:	01/Nov/2022
Scale:	1:50 @ A1, 1:100 @ A3
Revision:	0
Notes:	- Original as defined in "Permitted Development Technical Guidance: September 2019". In this case, as the house was on 1 <sup>st</sup> July 1948



# Site Location



0mm 15000mm 50000mm

SCALE 1 : 1250 @ A4

<b>Project:</b> 16 Windermere Road, Longlevens
<b>Drawing:</b> Block Plans
<b>Date Drawn:</b> 01/Nov/2022
<b>Scale:</b> 1:1250 @ A4
<b>Revision:</b> 0
<b>Notes:</b> * Original as defined in "Permitted Development Technical Guidance: September 2019". In this case, as the house was on 1 <sup>st</sup> July 1948

## Application Evidence

Since this application does not seek to prove the existing use of the building is lawful - i  
dont believe evidence regarding the existing use is needed

**Comments on meeting Class A Requirements**

Requirement		Comment
A.1 Development is not permitted by Class A if –	(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	It was not.
	(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	It will not.
	(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	It will not.
	(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	It will not.
	(e) the enlarged part of the dwellinghouse would extend beyond a wall which –	
	(i) forms the principal elevation of the original dwellinghouse; or	It will not.
	(ii) fronts a highway and forms a side elevation of the original dwellinghouse	It will not.
	(f) the enlarged part of the dwellinghouse would have a single storey and –	It Will Not have a single storey.
	(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or	Not Applicable
	(ii) exceed 4 metres in height	Not Applicable
	(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –	It Will Not have a single storey.
	(i) extend beyond the rear wall of the original dwellinghouse by more than 6 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or	Not Applicable
	(ii) exceed 4 metres in height	Not Applicable
	(h) the enlarged part of the dwellinghouse would have more than a single storey and –	It Will
	(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	It will not.
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	It will not.	
(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	All parts of the extension within 2 metres of the boundary would meet this requirement - and so we believe the overall extension meets the intent of this requirement.  PD would allow construction of separate two-storey and single-storey enlargements in the same positions (provided they are not joined). This proposal would have the same physical impact as this - but would be more sympathetic to the building's exterior and liveable space inside.	
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –	It will not.	
(i) exceed 4 metres in height,	Not Applicable	
(ii) have more than a single storey, or	Not Applicable	
(iii) have a width greater than half the width of the original dwellinghouse	Not Applicable	
(a) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Not Applicable. The proposed enlargement will replace all existing enlargements.	
(k) it would consist of or include -		
(i) the construction or provision of a verandah, balcony or raised platform,	It will not.	
(ii) the installation, alteration or replacement of a microwave antenna.	It will not.	
(iv) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	It will not.	
(v) an alteration to any part of the roof of the dwellinghouse.	It will not include any alteration beyond joining the new enlargements roof to the existing – in line with Part A - Condition c). Those alterations also meet the requirements of Part B.	
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Not Applicable	
(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	Not Applicable	
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	Not Applicable	
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or	Not Applicable	
(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs	Not Applicable	

**Class A - Conditions**

Requirement		Comment
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse		All materials will be similar. Including brick work, render and windows
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be –		Applicable to the addition of a side window to the bathroom.
(i) obscure-glazed, and		It Will be.
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed		The window will open above 1.7 meters from the floor level to allow for ventilation of the bathroom
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse		The roof of the second storey will match the pitch of the existing roof.

**Comments on meeting Class B Requirements**

Requirement	Comment
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	It was not.
(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof	It will not
(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway	It will not
(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -	
	(i) 40 cubic metres in the case of a terrace house, or
	(ii) 50 cubic metres in any other case
(e) it would consist of or include -	
	(i) the construction or provision of a verandah, balcony or raised platform, or
	(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
	(f) the dwellinghouse is on article 2(3) land

**Class B - Conditions**

Requirement	Comment
(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	All materials will be similar to those of the original house - including guttering and roof tiles
(b) the enlargement shall be constructed so that -	
(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension -	Not Applicable. The enlargement joins the roof to a rear extension.
	(aa) the eaves of the original roof are maintained or reinstated; and
	(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse	Not Applicable. The enlargement joins the roof to a rear extension.
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -	No windows will be added to the roof slope.
	(i) obscure-glazed, and
	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed