SOUTH HOLLAND DISTRICT COUNCIL

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: 8

Suffix:

Property Name:

Address Line 1: Peterborough Road

Address Line 2: Crowland

Address Line 3: Lincolnshire

Town/city: Peterborough

Postcode: PE6 0BA

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

Easting (x): 524122

Northing (y): 309717

Description:

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Paterson

Company Name

Address

Address line 1

8PeterboroughRoad

Address line 2

Crowland

Address line 3

Peterborough

Town/City

County

Country

United Kingdom

Postcode

PE60BA

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?

- [x] 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)

Demolition of an existing conservatory and partial demolition of an existing utility at the rear of the property to erecting a single story flat roof extension in their place which is to fall within the footprint and height of these existing structures.
The new extension will come out 3945mm from the rear of the property to match the line of the previous extension and utility.
It will extend across the rear face of the property by 10220mm but will utilize two existing walls of the utility, 2680mm of wall falling within this length with the other wall being the return wall to the existing house.
The remaining gap between the existing utility and existing extension is to be filled with full height windows and bifold glass doors all in upvc.
The flat roof will be no more than 3000mm high and finished to reinforced bituminous sheets or fiber glass.
All existing drainage is to remain and be utilized.
No new access is required for building.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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

The existing structures we are replacing / altering were present when we purchased the property over ten years ago with existing planning records found on South Holland District Councils portal.

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

Photos of existing structures.
Existing planning records and granted permissions.
Plans of existing footprint with the proposed new footprint overlaying and outlined in red.
Existing rear and side elevations.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

We are only replacing existing lawful structures which were in place when we moved to this property over ten years ago with a single, modern, more energy efficient and insulated building to improve the economy and functionality of our living space.
In essence, replacing old for new with a little additional space created by joining the existing structures.

I consider that a Lawful Development Certificate should be granted for this proposal because the development fully complies with the provisions of the Town and Country Planning Order (General Permitted Development) The proposal falls within the scope of permitted development and meets all of the associated limitations and conditions, including:

- The height, scale, and position of the proposal are within the permitted parameters.
- The proposal does not extend beyond the restrictions relating to eaves, ridge height, or projection.
- The property is not located in a conservation area, AONB, or other designated land where additional restrictions would apply.
- No part of the development encroaches on land forward of a principal elevation fronting a highway (unless permitted under the relevant class).
- The proposal does not require any planning conditions or prior approvals to be discharged before proceeding.

Accordingly, as the works constitute permitted development and do not require express planning permission, the proposed development is lawful.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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 the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Stephen Paterson

Date

24/09/2025