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: 17

Suffix:

Property Name: Parochial Church Hall

Address Line 1: Church Street

Address Line 2: Donington

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE11 4UA

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

Easting (x): 520891

Northing (y): 335819

Description:

Applicant Details

Name/Company

Title

Mr

First name

Vincent

Surname

Holland-Leavens

Company Name

Address

Address line 1

17 CHURCH STREET

Address line 2

DONINGTON

Address line 3

Town/City

SPALDING

County

Country

United Kingdom

Postcode

PE11 4UA

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)

Single storey extension to provide for a downstairs toilet and space to allow a suitable staircase to be installed to allow disabled access. Work to involve removal of existing conservatory, widening existing opening, building single story extension, relocation of existing upper floor bathroom, installation of single flight of stairs (suitable for use with a stair lift), bringing internal floor levels to a consistent height, connecting proposed w/c and relocated bathroom to existing drains.

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

Dwelling currently occupied by disabled person.

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

Location plans, site plans, existing floor plans, existing elevations, proposed floor plans, proposed elevations, photographs of existing property, evidence of disabled person status

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?

Dwelling currently occupied by disabled person needs modification due to increase in disability

Site Visit

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

- [x] Yes
- [ ] 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?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PE-00114-24

Date (must be pre-application submission)

26/03/2024

Details of the pre-application advice received

I am writing in response to your pre-application enquiry concerning extensions and internal alterations at 17 Church Street, Donington. The enquiry provided requests confirmation or advice with regard to whether or not a planning application (permission) is required for a specific development. Should you require formal confirmation regarding whether the development is permitted development, and therefore not requiring a formal planning application, you would be required to submit a Lawful Development Certificate.
A Lawful development Certificate is the only appropriate route to gain formal written confirmation. Notwithstanding this, I would advise that the development detailed must take account of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended). This details that the development of side extension would be permitted should it be within the following limitsDevelopment is not permitted by Class A if -
The enlarged part of the dwellinghouse would have a single storey and -
- Extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of non detached dwellinghouse
- Exceed 4 metres in height
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.
Any internal alterations may require buildings regulations.
If a formal application was forthcoming, it would be assessed against the relevant policies contained within the adopted South East Lincolnshire Local Plan (2019) and the provisions within the National Planning Policy Framework (December 2023).
Specifically, the proposal would be assessed against:
-Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) (SELLP)
-Sections 12 and 16 of the National Planning Policy Framework (December 2023) (NPPF).
Policies 2 and 3, in conjunction with Section 12 of the NPPF, concern the design and amenity impacts development. These policies place an emphasis on extensions appearing in keeping with the character of the area and well-blended into the host property.
The following documents would be required with a formal submission:
-A Householder Planning Application form
-One copy of an up to date 1/2500 or 1/1250 site location plan with the application site edged in red and any other land owned outlined in blue
-One copy of 1/500 or 1/200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development
-One copy of 1/100 or 1/50 existing and proposed elevation , floor plans, roof plans, or where applicable, annotated photographs with dimensions written on the plans

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

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Vincent Holland-Leavens

Date

08/04/2024