



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	313
Suffix	B
Property Name	Birch House
Address Line 1	Weston Hills
Address Line 2	Broadgate
Address Line 3	
Town/city	Spalding
Postcode	PE12 6DF

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

Easting (x)	Northing (y)
527547	320022
Description	

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Richardson

Company Name

Address

Address line 1

Birch House 313b Broadgate

Address line 2

Weston Hills

Address line 3

Broadgate

Town/City

Spalding

County

Linconshire

Country

United Kingdom

Postcode

PE12 6DF

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)

Conversion of existing garage into hobby room.

Garage door to be removed and bricked up, DPC to be installed to new window height.

New window to be installed in keeping with existing house windows.

Internal floor to be insulated, existing underfloor heating system to be extended to incorporate garage area and built up to match house ground floor level.

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

Conversion of existing garage into hobby room.

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

Garage, In use

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

Use of existing space to provide area for hobbies, reception / home office space and enhance use of our home

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.

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.

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?

Garage space is an under used area.
Conversion into a useable hobby / reception home office space will enhance ours and future owners living accommodation

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE-00082-23

Date (must be pre-application submission)

21/03/2023

Details of the pre-application advice received

PLANNING: PRE-APPLICATION ADVICE

Dear Sir/ Madam,

I am writing regarding your pre-application enquiry for the conversion of a garage at Birch House, Weston Hills.

The conversion will not require planning permission, as it falls under permitted development. However, I would stress that enough parking is retained for three vehicles and that any materials used be in keeping with the character of the host property.

You may wish to submit a certificate of lawfulness for the proposed conversion, if they meet the set criteria, as if you ever sell the property, it will give you a formal decision, in writing, to say the works are lawful. However, this is not necessary and is only an option should you wish to pursue it. The fee for this would be £103.00 for proposed and £206 for existing.

At this point I would refer you to my colleagues at Building Control as you would need their approval for the proposed conversion. Their contact information can be found below. It is vital that you submit an application with Building Control before work commences.

If you have any other queries, please do not hesitate to contact me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

Council Offices

Priory Road

Spalding

Lincolnshire

PE11 2XE

Admin

DC Officers

01775 764725

01775 764703

planningadvice@sholland.gov.uk

www.sholland.gov.uk

Gary Richardson

Birch House

313b Broadgate

Weston Hills

Spalding

PE12 6DF

21st March 2023

Dear Sir/Madam

Reference: PE-00082-23 Case Officer: Oscar Patman

Location: Birch House 313b Broadgate Weston Hills Spalding

Proposal: Proposed garage conversion

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BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work.

Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Oscar Patman, Planning Officer

Oscar.Patman@sholland.gov.uk

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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

Gary Richardson

Date

24/08/2023