

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	127
Suffix	
Property name	
Address line 1	Broadgate
Address line 2	Whaplode Drove
Address line 3	
Town/city	Spalding
Postcode	PE12 0TW
Description of site location must be completed if postcode is not known:	
Easting (x)	531608
Northing (y)	312381
Description	

2. Applicant Details

Title	Mr
First name	Terry
Surname	McNamara
Company name	
Address line 1	127, Broadgate
Address line 2	Whaplode Drove
Address line 3	
Town/city	Spalding

2. Applicant Details

Country	
Postcode	PE12 0TW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	
Surname	De Macedo
Company name	PE MA Design Consultancy
Address line 1	Wheatsheaf Court
Address line 2	
Address line 3	
Town/city	Deeping St Nicholas
Country	GB
Postcode	PE11 3TH
Primary number	07903673775
Secondary number	01775630671
Fax number	
Email	enquiries@pema-design.co.uk

4. 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 proposal involves the demolition of an existing rear conservatory with half high walls and existing flat roof area to a WC area. Erection of a rear brick extension on the footprint of the demolished conservatory and addition of a shallow pitch roof covering the new and remain WC area. The proposal also involves an addition of a single skylight of a bathroom.

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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 use is residential.

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

1031_P600_-_Location Plan
1031_P601_-_Site Block Plan
1031_P602_-_Existing and Proposed Plans and Elevations
1031_P603_-_3D Images

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use ☒ Permanent ☐ Temporary

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

The proposal complies with permitted development guidance criteria. The new extension extends only 2.7m from the face of the property's rear wall and is less than half the width. It will occupy only 13m2 and will not encroach on the property's existing curtilage. Eaves heights will be lower than 2.5m. All materials proposed will match in similar colour to those already existing.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

8. 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. ☐ Yes ☒ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

Date (cannot be pre-application)

26/03/2019