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

Suffix

Property Name

Cranesgate House

Address Line 1

Cranesgate North

Address Line 2

Whaplode St Catherine

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 6TY

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

Easting (x)

533682

Northing (y)

323779

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Fairbrother

Company Name

Address

Address line 1

CranesgateHouse

Address line 2

CranesgatNorth

Address line 3

Whaplode

Town/City

Spalding

County

Country

United Kingdom

Postcode

PE126TY

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)

Simple side extension where the building will include footings, walls, roof, and internal finishes. Please see plans for sizes.

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

General: The proposed side extension home cinema room falls under Class E of the Permitted Development Rights allowed to householders to improve their homes. It will be used for a purpose incidental to the enjoyment of the dwellinghouse. It will be used as a home cinema for the family.
There are no restrictive planning conditions or article 4 directions removing Permitted Development Rights for the property.
The proposal complies with the permitted development guidance as follows:
1) The side extension home cinema room will not exceed 50% of the total area around the original house within the curtilage.
2) The side extension is not within 2m of the curtilage boundary
3) The side extension will have a flat roof, not exceeding 4m high (as measured from the highest part of the adjacent ground).
4) The land does not have an article 4 direction associated with it.
5) The land is not 'designated land'.
6) The property is not a listed building.
7) The property is not within a national park / the broads / AOONB / conservation area or WHS. None of these apply.
8) The side extension will have white rendered walls to match the main house, and a grey flat roof to match the main house grey roofing slate tiles.
9) The side extension will not sit forward of the principal elevation fronting the highway (being Cranesgate North)
10) The side extension will be single story.
11) The width of the side extension will be less than the width of the original house. The original house width being 18.12m as defined by the 'Permitted Development Rights for Householders Technical Guidance' being the "width of the original house (measured at widest point) for the purpose of calculating the half width limit for the extension". The extension is only 6m wide.
12) The extension will not impact any trees with TPOs (There are no trees with TPOs on any of our land)
13) We acknowledge that building regulations will apply.

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

Class E of the Permitted Development Rights allowed to householders to improve their homes.

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 have complied with the rules for permitted development as detailed above, and in the supporting documentation attached.

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?

◯ 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 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

Ben Fairbrother

Date

21/12/2024

Amendments Summary

I wasn't able to open the drawings from the app so wanted to check they had been submitted correctly. It appears that they were uploaded correctly but to open the drawings it requires a download. No changes made.