

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 2010

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. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Stuart	Surname:	Jones		
Company name:							
Street address:	78 Park Avenue			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	Waterlooville			Fax number:			
County:	Hampshire			Email address:			
Country:							
Postcode:	PO7 5DW						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Quantrill		
Company name:	Architectural Services						
Street address:	11 Mallard Close			Country Code	National Number	Extension Number	
				Telephone number:		07971 845 843	
				Mobile number:			
Town/City	Haslemere			Fax number:			
County:	Surrey			Email address:			
Country:							
Postcode:	GU27 1QU			paul@architectural.uk.com			

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	78	Suffix:	
House name:			
Street address:	Park Avenue		
Town/City:	Waterlooville		
County:	Hampshire		
Postcode:	PO7 5DW		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	467414
Northing:	106924

Description:

4. 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:	Mr	First name:	Greg	Surname:	Emerson
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Reference:	GEN/12/01187
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Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Site Location: 78 Park Avenue, Waterlooville, PO7 5DW
Re: Proposed loft conversion and detached outbuilding
I am writing to you further to your enquiry received on the 29 November 2012 regarding the above address. With regard to the separate elements of the proposal:
Rear dormer/Gable build up
Using the information you have provided the combined volume of the proposed dormer/gable extension would appear to total 51 cubic metres. I would advise that were the scheme to be amended to reduce the total volume of roof extension so as not to exceed 50 cubic metres then I would be of the opinion that under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), planning permission would not be required. NOTE - THE REAR DORMER HAS BEEN REDUCED BY 1M3 ON THIS RECOMMENDATION
Front dormer
As noted in your submission several bungalows in the locality feature front dormers and as such I would see no reason resist such a development subject to design detail. The proposed dormer is of relatively modest proportions and is of a pitched roof design appropriate to the existing building. Aesthetically the appearance of the dormer could be improved by reducing the ridge height of the dormer to sit below the ridge height of the main roof, helping to reduce the visual bulk of the dormer, although I appreciate that there may be construction limitations in place.
Detached outbuilding
Using the information you have provided I am of the opinion that under schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the proposed outbuilding would not require planning permission.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

7. 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 gable build up and rear dormer comply under class B and C of the GPDO. It complies with the following statements:

- a) any part of the dwellinghouse does not, as a result of the works, exceed the height of the highest part of the existing roof;
 - b) any part of the dwellinghouse does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway as a result of the works.
 - c) the cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres as it is a semi-detached property
 - d) It does not consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
 - (e) the dwellinghouse is not on article 1(5) land.
- B.2 Development is permitted by Class B subject to the following conditions—
- (a) the materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, is not less than 20 centimetres from the eaves of the original roof; and
 - (c) There are no windows in the side elevation of the wall or roof space.

The outbuilding complies under class E of the GPDO. It complies with the following statements:

- i) The total area of the ground covered by buildings, extensions and enclosures within the curtilage (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- ii) The outbuilding is proposed to be located within 2 metres of the property boundary and the height does not exceed 2.5 metres.
- iii) The height of the eaves of the building does not exceed 2.5 metres.
- v) The outbuilding does not have more than one storey or include the provision of a verandah, balcony or raised platform.
- vi) The intended use of the outbuilding is for a purpose or purposes incidental to the enjoyment of the dwellinghouse which does not include overflow accommodation.
- vii) The proposal is wholly within the curtilage of the property with no overhang into neighbouring properties by way of roofing or guttering.

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

Enclosed plans and elevations

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:

C3

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:

C3

Is the proposed operation or use: ☒ Permanent ☐ Temporary

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

Because it complies with the GPDO

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Side gable build-up, rear dormer and 2 no. roof windows to front roof slope to facilitate loft conversion and outbuilding. Front dormer shown in the drawings is part of planning application PP-02461520 and is not to be considered as part of this application.

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

9. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

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:

15/02/2013

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.