Havant BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX
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PERMIT

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: Darren | Surname: Bryant

Company name:

Street address: 1 Old Timbers

Town/City: Hayling Island

County:

Country:

Postcode: PO11 9AF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

Town/City: Haslemere

County: Surrey

Country:

Postcode: gu27 1qu

	Country Code	National Number	Extension Number
Telephone number:		07971 845 843	
Mobile number:			
Fax number:			

Email address: paul@architectural.uk.com

3. Site Address Details

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

House: 1 Suffix:

House name:

Street address: OLD TIMBERS

Town/City: HAYLING ISLAND

County: HAMPSHIRE

Postcode: PO11 9AF

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

Easting: 471522

Northing: 99074

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: Steve Surname: Weaver

Reference: GEN/11/00719

Date (DD/MM/YYYY): 12/07/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Following my research of the planning history, from the information you have provided and on the understanding that the extended garage will still remain detached from the property, I am of the opinion planning permission will not be required under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008), providing it falls within the following criteria:-

i) The total area of the ground covered by buildings, extensions and enclosures within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

ii) If the garage extension is proposed to be located within 2 metres of the property boundary, the height should not exceed 2.5 metres.

iii) If the garage extension is proposed to be located more than 2 metres away from the property boundary, the height should not exceed 4 metres in the case of a building with a dual-pitched roof or 3 metres with a flat roof.

iv) The height of the eaves of the building should not exceed 2.5 metres.

v) The extended garage should 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 should be wholly within the curtilage of the property with no overhang into neighbouring properties by way of roofing or guttering.

If the proposal does not meet the above criteria, planning permission will be required, application forms and guidance notes can be found at http://www.havant.gov.uk/havant-3932.

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:

Because it 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 garage extension 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 extended garage 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:

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?

Because it complies with the GPDO class E

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)

Widening a detached garage and building a brick shed at the rear of the garage

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. ☒ Date: 16/08/2011

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.