

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="468135"/>	<input type="text" value="111985"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Aaron

Surname

Sadler

Company Name

Address

Address line 1

14 Hudson Gardens

Address line 2

Address line 3

Town/City

Waterlooville

County

Country

United Kingdom

Postcode

PO8 9FA

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?

☒ 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 carrying out building operations, including adjusting the boundary wall from a diagonal angle to a right-angled corner, and extending the driveway with a new surface.

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

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 land forms part of our residential curtilage as shown on the title plan registered with HM Land Registry. Its current use is as part of the boundary adjacent to our existing driveway. We propose to extend the driveway by approximately the width of one car space within this land. The land is owned by us and falls entirely within the boundary registered at HM Land Registry. We have obtained written confirmation from Vistry, the original developer, granting permission for this use within our registered boundary.

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

I have attached the following supporting documentary evidence with this application:

Pre-application advice received from Havant Council

Aerial photographs showing the proposed changes

Land Registry title documents

Email confirmation from Vistry, the developer

Select the use class that relates to the existing or last use.

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The proposed driveway extension involves laying hard surfacing incidental to the residential use within our registered boundary. It includes minor alterations to the existing boundary wall on the side facing our driveway, not the highway.

As confirmed in the pre-application advice from Havant Council, boundary treatments over 1 metre high facing a highway require planning permission; however, the proposed alterations do not affect the highway-facing boundary.

We acknowledge that landscaping and boundary treatments on the wider development are controlled by conditions attached to the original planning permission (APP/13/00804), but our proposal respects these conditions and is limited to our curtilage.

The land is owned by us as confirmed by the Land Registry, and we have permission from the original developer, Vistry, to carry out the works. Pre-application advice supports the lawful nature of this proposal within these parameters.

Therefore, the driveway extension and associated boundary wall alteration comply with permitted development rights under Class F of the GPDO and a Lawful Development Certificate should be granted.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/25/00311

Date (must be pre-application submission)

16/04/2025

Details of the pre-application advice received

Dear Mr Sadler

I am writing to you in regard to your enquiry in relation to the above address. Please find my response below.

I can confirm that putting up a new boundary treatment that is over 1m high and faces a highway, as in this case, would require planning permission.

However, in looking at the site history it also appears that the soft landscaping and boundary treatments for the Woodcroft Farm development, which your property is part of, were secured by conditions 9 and 10 of the approved planning permission (APP/13/00804). This includes the boundary wall and verge to your property and the planting around the verge. I would therefore strongly advise contacting your management agency to confirm who controls these areas and who would need to apply to vary these conditions in the event of any changes, given that the conditions affect the development as a whole rather than just your property. Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications for planning permission and nor will they prejudice the outcome of any applications submitted.

This advice also only relates to planning matters, and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 02392 446571

Yours sincerely

Ms Jennie Fox

Planning Officer

Our Ref: GEN/25/00311

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

Aaron Sadler

Date

11/08/2025