

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="467237"/>	<input type="text" value="106792"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Olly

Surname

Pugsley

Company Name

OP Construction

Address

Address line 1

44 The Dale

Address line 2

Widley

Address line 3

Town/City

Waterlooville

County

Hampshire

Country

United Kingdom

Postcode

PO7 5DE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 proposed works involve removing the existing rear external walls across the full width of the dwelling and installing two goalpost steel frames in accordance with the structural engineer’s design and specifications. The first frame would be positioned at the point where the existing internal return, or “dogleg”, begins and would be connected by a structural beam to the outer goalpost frame.

The rear external wall would then be extended by approximately 1.2 metres, The new exterior wall will fall just short of the garage by 1m to leave space for a garden gate access. This would create a single, continuous rear elevation across the full width of the dwelling and rationalise the existing stepped footprint.

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 application site comprises an existing single dwellinghouse in lawful residential use (Use Class C3). The dwelling and existing rear external walls, which are proposed to be altered, form part of the original lawful building and have not been subject to any enforcement action or unauthorised development. The proposed rear extension falls within the relevant permitted development tolerances, projecting no more than 3 metres beyond the existing rear wall and not exceeding 4 metres in height, and therefore relates to and extends a lawfully established dwelling.

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

N/A

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

- ☒ Permanent
☐ Temporary

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

This application seeks a Certificate of Lawful Development on the basis that the proposed rear extension falls squarely within the permitted development rights set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The extension projects no more than 3 metres beyond the rear wall of the original dwellinghouse and does not exceed 4 metres in height. It is single-storey, does not extend beyond either the principal elevation or any side elevation fronting a highway, and does not result in more than half the curtilage being covered by additions to the original dwelling. The site does not fall within a Conservation Area, AONB, National Park or other designated land where these rights would be restricted.

As the proposal meets each of the relevant limits and conditions under Class A, it does not require planning permission and should be certified as lawful. Beyond the strict legal test, the works also tidy up the existing stepped rear elevation, giving the house a single continuous rear wall that works better for how the family actually uses the space.

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

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

joshua bell

Date

08/08/2026