

Putting people first.

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 2015

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:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text" value="Ashley"/>	Surname:	<input type="text" value="Cooper"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="35, Kentish Lane"/>				
	<input type="text" value="Brookmans Park"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Town/City:	<input type="text" value="HATFIELD"/>				
Mobile number:	<input type="text"/>				
Country:	<input type="text"/>				
Fax number:	<input type="text"/>				
Postcode:	<input type="text" value="AL9 6NG"/>				
	<input type="text"/>				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Nicky"/>	Surname:	<input type="text" value="King"/>
Company name:	<input type="text" value="PNA"/>				
Street address:	<input type="text" value="2 The Coach House"/>				
	<input type="text" value="Corneybury Farm"/>				
	<input type="text" value="Ermine Street"/>				
Telephone number:	<input type="text" value="01763271292"/>				
Town/City:	<input type="text" value="Buntingford"/>				
Mobile number:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Fax number:	<input type="text"/>				
Postcode:	<input type="text" value="SG9 9RS"/>				
	<input type="text" value="info@pna.eclipse.co.uk"/>				

3. Site Address Details

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

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

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 proposed outbuilding complies with all the criteria set out in Class E of Part 1 of schedule 2 of The Town & Country Planning (General Permitted Development) Order 1995 (as amended in 2008, 2013 & 2014)

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?

The detached single storey outbuilding is to be located to the side of the existing dwelling which is not a listed building. It's use is to be for the ancillary and incidental enjoyment of those resident in the dwelling. It's front elevation is to be in line with, therefore not in front of the original Principle Elevation

7. Grounds for Application

of the existing dwelling. As it is to be located within 2m of the site boundary its maximum height is to be 2.5m measured from the highest ground immediately adjacent to the proposed outbuilding which is to the rear. The eaves height is also to be 2.5m maximum. The footprint area of the outbuilding does not cover more than 50% of the curtilage garden area. It does not include a balcony, veranda or any domestic or microwave antenna. The site is not within a World Heritage Site, a National Park, and area of outstanding natural beauty or the Broads or on Article1(5) land.

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)

Proposed detached single storey outbuilding for ancillary use to the existing dwelling. There is no alteration to any access from the highway or need for a alteration to the street or extra hardstanding within the site. Surface water drainage will be taken to rubble soakaway min distance 5m from any buildings. Exact dimensions are as shown on drawings nos: 774/PD01 and 774/PD 02.

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

11/07/2016

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.