

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. Site Address

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)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. 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)

A new steel beam and post will be added to the first floor to support the new roof.

Timber based construction of dormer and PVC windows added. There will be no alterations to the building or grounds at ground level.

The facade of the dormer will use materials in keeping with similar properties nearby.

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

5. 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

Our property at no. 30 Molyneux Drive is considered lawful and legally approved in respect to previous alterations and in its building when first made. There are no known planning issues currently outstanding, or in the past that are unresolved.

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

none. It is felt that formal planning permission for the creation of a dormer window at the rear of the property is not required.

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?

I believe that this dormer extension to our roof is lawful as it is within an acceptable proportion in volume to the rest of our house, and will not exceed the legal limit. The property is not in a conservation area of Bodicote. It is to the rear of the property which is usually deemed 'lawful'. The proposed dormer has been calculated and plans drawn up by a professional and legally operating structural engineer - Andrew Baxter. The building works are in the care of, and will be undertaken by a local professional building firm (currently Greenwood Builders Ltd UK - but with current Covid

5. Grounds for Application

conditions, this may change).

The dormer alteration will be of a very similar size and elevation to similar semi-detached houses nearby, and in keeping with similar materials used nearby.

Finally, our adjoining neighbour at no.28 has a rear Dormer extension, and is aware of our need to expand to having a dormer window too. Our proposal will be much the same as theirs in size and types of materials.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

She gave advice on submitting more detailed and correct information on elevated and floor plans. Since then, floor plans and elevated plans have been resent and have been largely approved subject to final application.

8. 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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

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 (cannot be pre-application)

06/05/2020