

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**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	35
Suffix	
Property Name	
Address Line 1	Dakota Way
Address Line 2	
Address Line 3	Hampshire
Town/city	Eastleigh
Postcode	SO50 5TY

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

Easting (x)	Northing (y)
444706	117885
Description	

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Tilly

Company Name

Address

Address line 1

35 Dakota Way

Address line 2

Address line 3

Town/City

Eastleigh

Country

UK

Postcode

SO50 5TY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Country

Postcode

Contact Details

Primary number

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 is for the erection of a front dormer extension.
Please refer to submitted drawings included in the application.

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 house is a dwelling.

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

- 22008_001A - Location Plan
- 22008_002A - Existing Site Plan
- 22008_004A - Proposed Site Plan
- 22008_010A - Existing Ground Floor Plan
- 22008_011A - Existing First Floor Plan
- 22008_012A - Existing Loft Plan
- 22008_013A - Existing Roof Plan
- 22008_020A - Existing Elevations
- 22008_030A - Existing Sections
- 22008_101A - Proposed First Floor Plan
- 22008_102A - Proposed Loft Plan
- 22008_104A - Proposed Roof Plan
- 22008_201A - Proposed Elevations
- 22008_301 - Proposed Sections

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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 front dormer extension is permitted development for the following reasons:

- No part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
- No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.
- The cubic content of the resulting roof space would not exceed 40 cubic metres.
- It would not consist of a veranda, balcony or raised platform.

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

Q/22/93068

Date (must be pre-application submission)

08/06/2022

Details of the pre-application advice received

Pre-application feedback received on 8th June:

'The pre-application is proposed to add a front dormer for loft conversion into habitable accommodation. It is noted that permitted development rights have not been removed for this property, the site is not located within a Conservation Area, is not Listed, and the site is not covered by an Article 4 Direction. Therefore, I am of the opinion that the proposed loft conversion meets the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B for the following reasons:

- No part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
- No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.
- The cubic content of the resulting roof space would not exceed 40 cubic metres.
- It would not consist of a veranda, balcony or raised platform.

As such, a planning application will not be required for the proposed loft conversion should final plans comply with the above.'

The drawings / design submitted for this application are the same as the ones that were reviewed at pre-application.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Rachael Smith

Date

13/07/2022