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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

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: 46

Suffix:

Property Name:

Address Line 1: Russett Avenue

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Needingworth

Postcode: PE27 4UE

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

Easting (x): 534286

Northing (y): 271591

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Cathy

Surname

Harradine

Company Name

Address

Address line 1

46 Russett Avenue

Address line 2

Address line 3

Town/City

Needingworth

County

Cambridgeshire

Country

Postcode

PE27 4UE

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?

- [x] 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)

I would like to set up my garage to bake my brownies for my home business. To do this, and make it health and safety approved, I will need to change the garage car door for a window. I will need to insulate inside and decorate to make it a clean and safe environment for food. This garage was used as an office when the road was built in the 90's, so there is already a fire door access, a suitable ceiling and electricity. I will need water in an out of the garage. I have an architect who has drawn plans for me and building regulations have accepted them, we are waiting for Anglian Water's blessing. We do not need to expand the garage in any way, it will all be contained within the existing building. I am not sure if this is a change of use to the garage or if it falls under permitted development?

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [x] Yes
- [ ] No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

I would like to bake my brownies in my garage. This requires the table top oven I currently use in the kitchen to be put there, I would need to put my fridge in there and two sinks. I'd like to put in some counter worktops and the stock storage I currently have in the living room. In terms of scale, this is a small one person business. I currently bake it all in my home kitchen. I bake for online and market sales, this would require me to bake 1-3 times a week, changing through the year with the seasons. Baking is usually at some point between the hours of 6am-8pm. I don't need commercial plug sockets, the business is not that big. Just simple domestic plugs and appliances are fine.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

It was used as an office in the late 1990's by the builders and I think from then as a car garage, putting in the car door at that point. I bought the property with my husband in August this year and are currently decorating it, we haven't moved in yet.

Has the proposal been started?

- [ ] Yes
- [x] 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

Most integral garage conversions fall under Permitted Development which means there is no need to make a planning application. But I am unsure if my case is one of these. The proposed would be within my garage, no further modifications to extend it, only to change the car door for a window, which several houses have done on our road. I am already fulfilling my business within my parents kitchen, soon to be my kitchen when we fully move in, and the garage is part of my home too.

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

I have the drawings from my architect of the small changes needed; window, insulation and sink.

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.

Other

Other (please specify)

Baking food for consumption not on site.

Is the proposed operation or use

- ☑ Permanent
- ○ Temporary

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

I would like to move my business from my kitchen into my garage. It is all within the same dwelling and within the boundary that me and my husband own. There will be no effect to the surrounding neighbours as we are not extending the garage. I think this small garage conversion would not require planning permission, but I would like to be sure and have confirmation to rest easy.

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

Cathy Harradine

Date

13/12/2024