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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: 57

Suffix:

Property Name:

Address Line 1: Stow Road

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Spaldwick

Postcode: PE28 0TE

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

Easting (x): 512534

Northing (y): 272551

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Jeanette

Surname

Wimbleton

Company Name

Address

Address line 1

57 Stow Road

Address line 2

Address line 3

Town/City

Spaldwick

County

Cambridgeshire

Country

Postcode

PE28 0TE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

James

Company Name

Robert James Cambridge

Address

Address line 1

12 The Broadway

Address line 2

St Ives

Address line 3

Town/City

Cambridgeshire

County

Country

Postcode

PE27 5BN

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)

The proposal is to extend the property off the existing lounge to create an office / study area with the construction of a single storey flat roof extension, to match that of the existing shower room section.

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

- [ ] Yes
- [x] No

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

The proposed extension is considered lawful for the following reasons –
The proposed extension falls within the criteria of the eave's height being under 3m and the overall roof height being under 4m.
The proposed extension does not protrude from the front line of the existing dwelling.
The exterior wall material shall be of similar visual appearance to those used in the original construction of the existing shower room; black cladding, black windows and doors. Having the extension will visually create a balance to what is currently already there.
The extension cannot be seen from a public highway or faces a public road and is mostly concealed from view by the brick boundary wall at the front entrance.
The extension does not exceed 50% of the land around the existing property.
The overall height of the extension is within 3m.
The ridge and eaves heights are not higher than the existing.

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

Existing floorplans and elevations, Proposed floorplans and elevations, OS Location plan, Planning statement, Existing site plan, Proposed Site plan, Proposed site plan with measurements to boundary, Flood risk map.

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

- [x] Permanent
- [ ] Temporary

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

The design for the extension has considered the dimensions, position on the existing dwelling to create balance, proximity to boundaries and external materials for permitted development conditions to be satisfied.

The proposed development maintains a similar visual appearance through using matching materials to the existing shower room single storey section, and the new doors and windows are to match the existing ones in style and appearance.

The proposed extension will create a visual balance, look in keeping and compliment to what is already currently there.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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

Robert James

Date

10/12/2024