

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	8
Suffix	
Property name	
Address line 1	Glebe Road
Address line 2	
Address line 3	
Town/city	Uxbridge
Postcode	UB8 2RD
Description of site location must be completed if postcode is not known:	
Easting (x)	505119
Northing (y)	183383
Description	

A standard construction Victorian semi-detached two bedroom home shaped in a typical L format. The original red brickwork has been maintained.

2. Applicant Details

Title	Mr
First name	James
Surname	Rose
Company name	
Address line 1	8
Address line 2	Glebe Road
Address line 3	
Town/city	Uxbridge

2. Applicant Details

Country	
Postcode	UB8 2RD
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	07947392048
Secondary number	
Fax number	
Email address	jamesrobertrose@hotmail.com

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)

Conversion of roof space to habitable use to include a rear dormer and 1 x front roof light.

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

The design has been made with consideration to satisfying classes A, B, C and G of the permitted development rights for householders;

- i) The roof extension would not exceed the height of the highest part of the roof;
- ii) The roof extension would not proceed beyond the plane of any existing roof slope which forms part of a principle elevation of the dwelling house and fronts a highway; (dormer is on the North, non-highway facing, aspect of the house)
- iii) The roof extension would not exceed the cubic content of the original roofspace by more than 50 cubic metres;(semi-detached property)
- iv) The dormer would be inset by 200 mm from the eaves;
- v) All materials would match those of the existing dwelling house as far as practicable; (The new windows facing North into the rear garden of the property will match the size dimensions and look of the current ones as far as practicable and the fascia coverings of the new dormer will be of a type to best match the current roofing material as far as practicable)
- vi) The rooflights would not protrude more than 150 mm from the roof plane.
- vii) No new side facing windows
- viii) The chimney alterations would not increase their current height or involve the addition of any new chimney, flue, soil or vent pipe.

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

Plans for the current and planned development are attached.

5. Grounds for 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:

C3 - Dwellinghouses

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:

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The premises alterations are designed to meet permitted development rights for householders and in doing so increase the current premises from a two bedroom to three bedroom plus office/small bedroom and provide an extra shower room with toilet. This would make the premises capable of better sustaining a planned growing family in the same premises and improve the quality of the property. In turn this will hopefully add value to the property, though we have no intention to sell anytime in the mid or long term and we hope this could have a residual benefit on properties in the area.

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

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)

26/05/2020