

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

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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Laura

Surname

Tutty

Company Name

Michael Jones Architects

Address

Address line 1

129 Kew Road

Address line 2

Address line 3

Town/City

Richmond

County

Country

United Kingdom

Postcode

TW9 2PN

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?

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)

Construction of a timber clad outbuilding is proposed. As the outbuilding is proposed within the RPA of the oak, a no dig approach will be required. The proposed outbuilding will be founded on a piled raft, using helical or screw piles, avoiding and therefore not affecting roots. The slab would then be suspended between the piles to avoid any impact to the tree.

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

10 Sheen Common Drive is an existing residential detached house on a large plot. The outbuilding is proposed within the rear garden. The use of the property will remain unchanged by the development, remaining as a single dwellinghouse.

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

Statement of Redaction 10 Sheen Common Drive PP-13212735.pdf
form_1_cil_additional_information.pdf
11468 10 Sheen Common Drive Pre-Planning Arb Report.pdf
1937.02.03.Pln06.060-Proposed Elevations OB.pdf
1937.02.03.Pln06.023-Proposed Outbuilding Roof Plan.pdf
1937.02.03.Pln06.022-Proposed Outbuilding Plan.pdf
1937.02.03.Pln06.002-Proposed Site Plan.pdf
1937.02.03.Pln06.001-Location Plan.pdf
1937.01.03.Exg02.060-Existing Elevations - Rear Garden.pdf
1937.01.03.Exg02.022-Existing Site Plan.pdf
1937.01.03.Exg02.022-Existing Rear Garden Plan.pdf
10 Sheen Common Drive PD Cover Letter Pln06.pdf

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

- Permanent
 Temporary

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

The building complies with all conditions of Class E of the General Permitted Development Order 2015, including the following:

- The building is incidental to the dwelling house, comprising garage storage and home office/gym. Services for these functions will be run as a subsidiary from the main house.
- The building comprises approximately 12.5% of the total area of the curtilage of the property, not including the area occupied by the existing house. This is substantially less than 50%.
- The building is wholly within the rear garden, so is not forward of the original front elevation, or between the side of the dwelling house and the boundary.
- The building has a single storey, with a ridge height of 4m in the dual pitched section and an eaves height of 2.5m, the flat roof element is 2.5m high the building is located 2m from the boundaries.
- The proposals do not include a raised platform or verandah.

We therefore see no reason that a lawful development certificate cannot be issued.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
SGL202727

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

82.82

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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

Michael Jones Architects

Date

03/07/2024