



# Swale

## BOROUGH COUNCIL

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

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

### 2. Applicant Details

Title

First name

Surname

Company name

## 2. Applicant Details

Address line 1	Oversland Grange, Fox Lane
Address line 2	Oversland
Address line 3	
Town/city	Boughton Under Blean
Country	
Postcode	ME13 9PQ

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Ms
First name	Tracy
Surname	Perry-Stere
Company name	Anthony Swaine Architecture Ltd
Address line 1	The Bastion Tower
Address line 2	16 Pound Lane
Address line 3	
Town/city	Canterbury
Country	
Postcode	CT1 2BZ
Primary number	
Secondary number	
Fax number	
Email	

## 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)

replacement windows and doors including modifying size and appearance of existing openings to principal frontage, side and rear elevations, new window to ground floor to principal elevation, repositioning of door and window to ground floor of rear elevation.

#### 4. Description of Proposal

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

established dwelling and converted attached agricultural unit

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

Planning Permission ref. SW/00/351 dated 30th May 2000 for Change of Use of agricultural/office building to ancillary residential use with porch extension and external alterations.

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

C3 - Dwellinghouses

##### Information about the proposed use(s)

Select the use class that relates to the proposed use. 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.

Please Select...

Is the proposed operation or use

Permanent  Temporary

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

The dwelling is not listed or located in a designated area and no permitted development rights were removed as part of the full planning permission for change of use of the former agricultural unit therefore Class A (enlargement, improvement or alterations) of Part 1 of schedule 2 of the GPDO of the Town and Country Planning Act 2015 is considered to apply, specifically:

Conditions A.3 Development is permitted by Class A subject to the following conditions— (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where windows are proposed to be altered, either their pattern, layout or opening size, this is to match existing adjacent joinery or to upgrade existing joinery generally matching the existing appearance. Where any new openings are proposed these are not located on side elevations at first floor level and where existing side windows to the first floor are to be altered this does not result in a material change to the existing size or transparency of the opening with respect to item (b).

#### 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)

27/03/2021