

Development Management, Economic Development and Planning,
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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	18
Suffix	
Property Name	
Address Line 1	Downland Way
Address Line 2	
Address Line 3	Wiltshire
Town/city	Durrington
Postcode	SP4 8BX

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

Easting (x)	Northing (y)
415374	144443
Description	

Applicant Details

Name/Company

Title

First name

Samantha

Surname

Black

Company Name

Address

Address line 1

18 Downland Way

Address line 2

Address line 3

Town/City

Durrington

County

Wiltshire

Country

Postcode

SP4 8BX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 rear flat-roof dormer to the existing dwellinghouse to provide additional loft accommodation. Works include forming the dormer structure below the existing ridge height, installing tile-hung external walls to match the house, new dormer windows, and associated alterations to the existing roof structure as shown on the submitted plans. A new staircase will provide access to the loft.

No changes are proposed to access, parking, boundary treatments, hardstanding, or drainage beyond standard internal connections.

All dimensions, location and siting of the dormer are shown on the submitted proposed plans and elevations.

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

The property at 18 Downland Way is a lawful residential dwellinghouse (Use Class C3). It has been occupied continuously for residential purposes since its construction, and there are no enforcement notices or planning conditions restricting its use. All existing buildings and the main dwelling are therefore lawful, and the proposed works relate solely to the extension of the existing lawful dwellinghouse.

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

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 proposed rear dormer meets all of the requirements of Schedule 2, Part 1, Class B of the General Permitted Development Order (GPDO). The dormer is located on the rear roof slope, does not exceed the height of the existing ridge, and the total cubic volume added is within the 50m³ limit for a semi-detached dwelling. No part of the proposal fronts a highway, the materials are of similar appearance to the existing dwelling (tile-hung dormer cheeks and face), and there are no verandas, balconies or raised platforms.

All other limitations and conditions under Class B are satisfied, meaning the works constitute permitted development. The proposal therefore meets the legal criteria for a Lawful Development Certificate to be granted.

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

Rebecca Evans

Date

04/12/2025