

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	10
Suffix	
Property Name	
Address Line 1	Whitworth Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Chippenham
Postcode	SN15 3QS

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

Easting (x)	392451	Northing (y)	172297
Description			

Applicant Details

Name/Company

Title

MR

First name

Andrew

Surname

Waite

Company Name

Address

Address line 1

10 Whitworth Road

Address line 2

Address line 3

Town/City

Chippenham

County

Wiltshire

Country

United Kingdom

Postcode

SN15 3QS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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)

A single storey rear extension of a detached house

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 application site comprises an existing detached dwellinghouse in lawful residential use (Use Class C3). The property was constructed pursuant to planning permission and has been occupied as a single dwellinghouse for a continuous period.

The dwellinghouse therefore benefits from an established lawful use as a single private residence. The existing building is lawful by virtue of having been built with planning permission and/or through the passage of time under the provisions of the Town and Country Planning Act 1990 (as amended).

The proposal relates solely to the extension of this existing lawful dwellinghouse. No change of use is proposed, and no unauthorised development is being regularised through this application.

Accordingly, the existing use of the land and the building subject to alteration are lawful, and the application properly relates to a lawful planning unit.

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

The supporting documents are as the below:
10 Whitworth Road-Existing Plans-100
10 Whitworth Road-Existing Elevations-101
10 Whitworth Road-Proposed Plans-102
10 Whitworth Road-Proposed Elevations-103
10 Whitworth Road-Location Plan-104
10 Whitworth Road-Block Plan-105

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 development comprises a single-storey rear extension to a detached dwellinghouse measuring 4.0 metres in depth, 3.0 metres in width and 3.0 metres in height.

The proposal constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development complies with the relevant limitations set out in Class A.1, specifically:

Class A.1(f): The extension extends beyond the rear wall of the original dwellinghouse by no more than 4 metres in the case of a detached dwellinghouse. The proposed depth is 4.0 metres and therefore complies.

Class A.1(g): The height of the extension does not exceed 4 metres. The proposed height is 3.0 metres and therefore complies.

Class A.1(i): The height of the eaves does not exceed 3 metres where within 2 metres of a boundary. The proposal complies with this requirement.

Class A.1(j): The total area of ground covered by buildings within the curtilage of the dwellinghouse (excluding the original dwellinghouse) does not exceed 50% of the curtilage. The proposal remains within this threshold.

The proposal also complies with the conditions set out in Class A.2, including the requirement that materials used in the exterior of the extension will be similar in appearance to those used in the construction of the existing dwellinghouse.

The site benefits from permitted development rights, which have not been removed by condition or Article 4 Direction.

Accordingly, the proposal satisfies all relevant limitations and conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and constitutes lawful development. A Lawful Development Certificate should therefore be granted under Section 192 of the Town and Country Planning Act 1990 (as amended).

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

Liam Hartley

Date

19/02/2026