

Delegated Report

Application for a Lawful Development Certificate for a Proposed Use or Development

Case Officer:	Orla Bermingham	Valid Date:	09 November 2020
Officer Recommendation:	Lawful	Expiry Date:	04 January 2021
Application Number:	20/02232/CLUP	Recommended Date:	13 November 2020
Address:	27 Peartree Gardens, Dagenham, Barking And Dagenham, RM8 2YR		
Proposal:	Application for a lawful development certificate proposed: Maintaining the existing space of the outbuilding but increasing the height to maximum 2.5m from the ground level		

Relevant Planning History

Application Number:	20/01960/CLUP	Status:	Not Lawful
Description:	Application for a lawful certificate: Increasing the height and size of the space for the existing outbuilding.		
Application Number:	20/01662/CLUP	Status:	Not Lawful
Description:	Application for a lawful certificate: Increasing the height and size of the space for the existing outbuilding.		
Application Number:	93/00024/TP	Status:	Withdrawn
Description:	Erection of first floor rear bedroom extension		
Application Number:	92/00362/TP	Status:	Approved
Description:	Erection of single storey rear extension		

Relevant Legislation

- The Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class E Criteria

ASSESSMENT

A. Dwellinghouse

<i>Is the application site a Dwellinghouse?</i>	YES
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B. Pre-Commencement Planning Enforcement

<i>Had works commenced on the proposed development on the date the application was submitted?</i>	NO
<i>Is the development proposed the subject of a related enforcement case?</i>	NO

C. Permitted Development Rights

<i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i>	NO
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D. Application Clarity

<i>Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i>	YES
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E. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class(es) INSERT CLASS Criteria

<i>Does the proposed development comply with the relevant conditions, limitations or restrictions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?</i>	YES
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CONCLUSION

Grant a Certificate of Lawful Development

It has been demonstrated to the satisfaction of the Local Planning Authority that the use or operations described in the application would be lawful within the meaning of S192 of the Town and Country Planning Act 1990 (as amended) if instituted or begun at the time of the application.