

# Delegated Report

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

Case Officer:	Kathryn McAllister	Valid Date:	03 February 2021
Officer Recommendation:	Lawful (Certificate)	Expiry Date:	31 March 2021
Application Number:	21/00197/CLUP	Recommended Date:	05 February 2021
Address:	51 Farmway, Dagenham, Barking And Dagenham, RM8 2SR		
Proposal:	Application for a lawful development certificate proposed for a rear dormer extension including three roof lights to the front to facilitate conversion of roof space into habitable accommodation.		

### Relevant Planning History

Application Number:	21/00196/PRIEXT	Status:	Pending Consideration
Description:	Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 3.65 metres. The maximum height of the proposed extension from the natural ground level is 3.50 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.70 metres.		

### 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(es) **B and C** Criteria

### ASSESSMENT

#### A. Dwellinghouse

Is the application site a Dwellinghouse?	YES
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#### B. Pre-Commencement Planning Enforcement

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

#### C. Permitted Development Rights

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?	NO
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#### D. Application Clarity

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)?	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) B and C Criteria

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)?	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.

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