

August 2023

Dear Sir/Madam,

Please find supporting cover letter/evidence to verify an application for:

Application for Lawful Development Certificate for dropped kerb and driveway.

Studio Charrette has been instructed to act on behalf of, Steve Bilson (**Applicant**). This Application seeks a lawful development certificate for a dropped kerb and a front driveway. The site is located at 7 Sandringham Close, Thurlstone, Sheffield, S36 9RW.

Driveways under permitted development fall within Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This allows for the creation of a hard surface incidental to the enjoyment of the dwelling house subject to it meeting the relevant criteria, such as being a permeable surface and having adequate provision for soakaways.

The proposed street upon which to install the dropped kerb on is not a Classified Road. This application falls within Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This relates to means of access to a highway. Development may be permitted for the formation, laying out and construction of a means of access to a highway that is not a trunk road or a classified road, where that access is required for a single dwelling.

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Block Plan;
- Existing and Proposed Floor Plans;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to demonstrate its compliance.

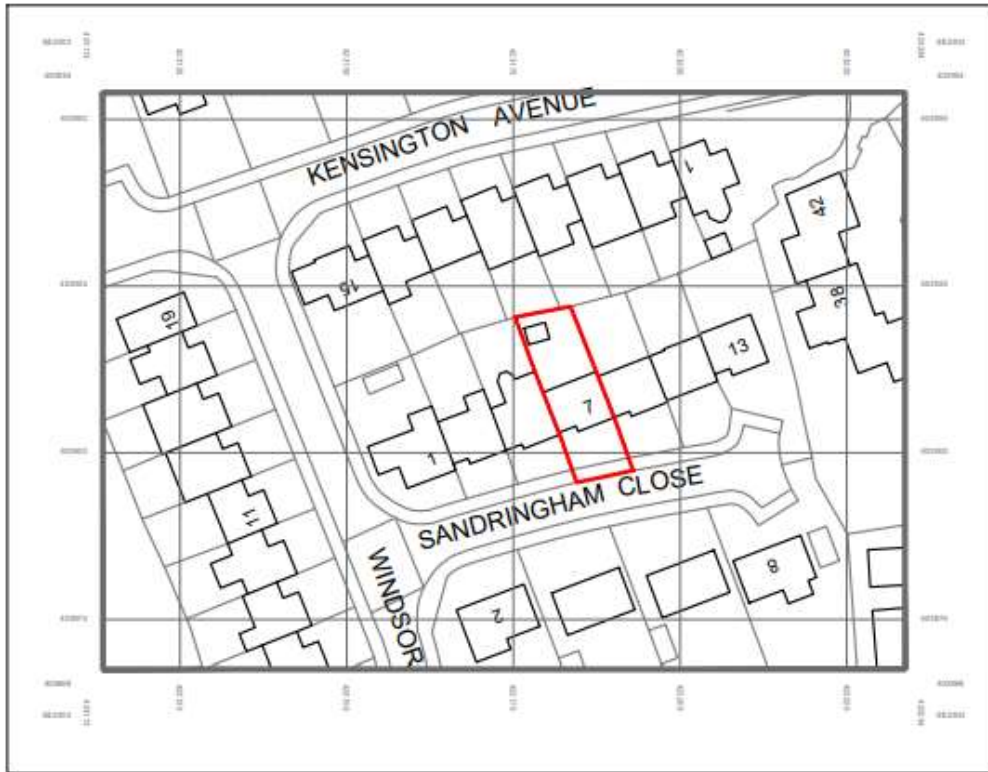
Site Context

The application site relates to a two storey detached property on the street of Sandringham Close with an attached flat roof garage. The property is brick built, set back from the public highway, dual pitched roof and white uPVC windows. The front of the property has a green verge and a hardstanding driveway adjacent to the green verge.

The surrounding site is predominantly residential with similar built two storey and single storey properties. It is not listed and not in a conservation area.



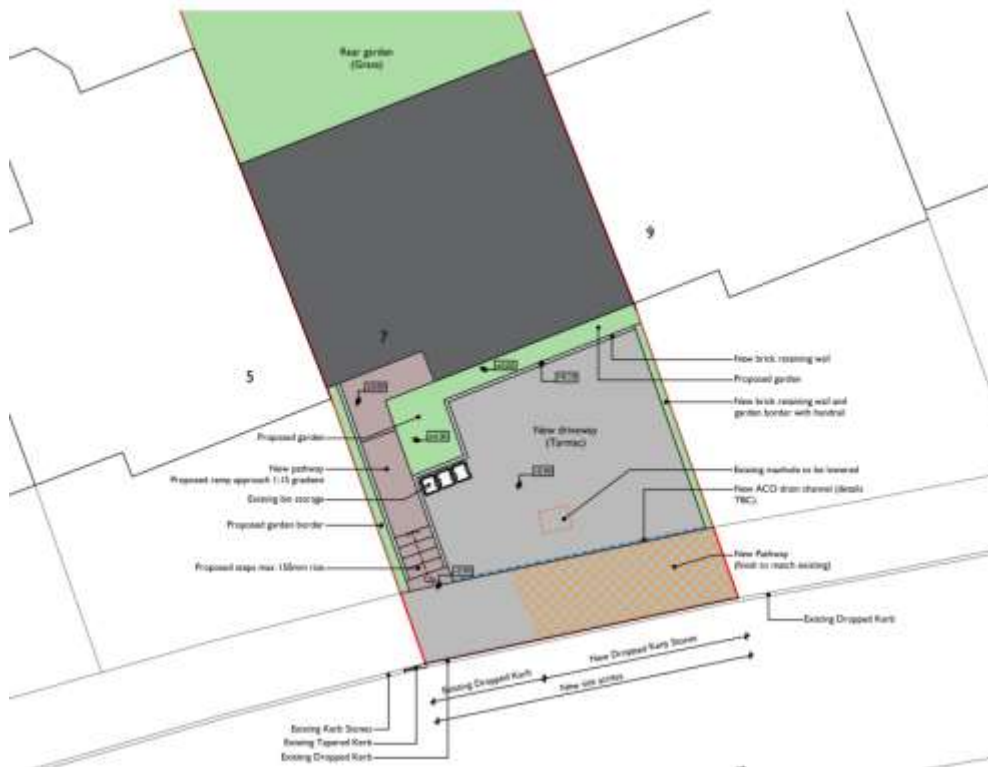
Figure 1 Site Location Plan:



The Proposal

The proposal is for a dropped kerb and a driveway to the front of 7 Sandringham Close, Thurlstone. The driveway extends to join the existing dropped kerb to the west of the site with a 25m visibility splay. The new tarmac driveway will cover the existing grass verge, new brick retaining wall, and new brick retaining wall that borders the handrail. The proposed work includes 150mm steps. The existing manhole would to be lowered and a new ACO drain channel to allow water run off. This is to allow easy movement of cars to the front driveway.

Figure 2: Proposed plan



Planning history of the site

2019/0524 - Proposed garage conversion to living accommodation and erection of front porch
- Approve with Conditions - 5 July 2019.

In accordance with the General Permitted Development Order

This is an application for a Lawful Development Certificate (Proposed) submitted under Section 192 of the Town and Country Planning Act 1990 (as amended). The proposed driveway for this application will fall within Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended).

Class F – Hard surfaces incidental to the enjoyment of a Dwellinghouse

The proposal is for the provision of hard standing within the curtilage of a dwellinghouse incidental to the enjoyment of the dwellinghouse.

The proposal covers a hard surface situated on land between a wall forming the principal elevation of the dwellinghouse and a highway and makes provision for water run off.

For any dropped kerb alteration, this application falls within Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended). This relates to means of access to a highway.

Class B – means of access to a highway.

The proposed work would not be on a classified road or trunk road.

The proposal would comply with the conditions set in Schedule 2 Part 1 Class F and Part 2 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore a certificate of lawfulness has been applied for.

The proposal meets all parameters and conditions of permitted development under Section 192 of the Town and Country Planning Act 1990.

Conclusion

Overall, it is considered that the proposal is fully compliant with the GPDO and Section 192. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with the guidance of the National Planning Policy Framework. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

Mark Mirams BA (Hons) PG Dip MRTPI
Planning Consultant