

70 Holtye Rd, East Grinstead – Lawful Development Certificate application

Planning statement

This application for a Lawful Development Certificate is made to ratify planning advice sought out and obtained from an MSDC planning officer prior to any works being commenced. The applicant has submitted and obtained a number of consents for works carried out at the property (ref: 07/01252/FUL) and in the light of this understanding formal confirmation was sought as to whether planning permission was required to change an existing up and over garage door to a set of French doors on the west elevation of the property. Verbal confirmation was obtained from an MSDC officer that no planning permission was required and so the works were commissioned without submission of an application. It is understood that a simple letter confirming the MSDC had given this advice in 2017 cannot now be issued and that the only means of securing confirmation that permission was not required at the time is to apply for a Lawful Development Certificate. This application addresses this supplementary MSDC request and seeks to ratify the advice given in 2017 by MSDC.

The works were trivial in nature and the doors were installed by Provincial Windows in 2017. The works involved no modification of the built structure or change to the apertures that have always existed on the west elevation of the property. Further details of the property, including a full set of plans and elevations can be found under application 07/01252/FUL and used as appropriate in determining this application for a Lawful Development Certificate.