

Address: Development Management
Cheshire West and Chester Council,
4 Civic Way, Ellesmere Port, CH65 0BE
Tel: 0300 123 7027
Email: planning@cheshirewestandchester.gov.uk
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Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Croughton House"/>
Address line 1	<input type="text" value="Croughton Road"/>
Address line 2	<input type="text" value="Croughton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Chester"/>
Postcode	<input type="text" value="CH2 4DA"/>

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

Easting (x)	<input type="text" value="341489"/>
Northing (y)	<input type="text" value="372202"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Hassall"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Croughton House, Croughton Road"/>
Address line 2	<input type="text" value="Croughton"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Chester"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CH2 4DA"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Peter"/>
Surname	<input type="text" value="Miller"/>
Company name	<input type="text" value="MTP Town Planning Ltd"/>
Address line 1	<input type="text" value="31 Park Road West"/>
Address line 2	<input type="text" value="Curzon Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Chester"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CH4 8BQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. 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)

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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

C3 for over 150 years

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

Plans of proposed garden room and garage in curtilage of dwelling.

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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 garden room and garage are uses ancillary to enjoyment of dwelling and built within the guidelines of the permitted development schedule.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

08/02/2021

Details of the pre-application advice received

Submit on agreed form

8. 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.

Yes No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

08/02/2021