

Address: Development Management
Cheshire West and Chester Council,
4 Civic Way, Ellesmere Port, CH65 0BE
Tel: 0300 123 7027
Email: planning@cheshirewestandchester.gov.uk
Web: www.cheshirewestandchester.gov.uk



Application for a Lawful Development Certificate for an Existing use or operation
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of
the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

| 1. Applicant Name and Address | 2. Agent Name and Address |
|---|---|
| Title: <input type="text" value="MR"/> First name: <input type="text"/> | Title: <input type="text" value="MR"/> First name: <input type="text" value="MARK"/> |
| Last name: <input type="text" value="HENDERSON"/> | Last name: <input type="text" value="WILLACY"/> |
| Company (optional): <input type="text" value="-"/> | Company (optional): <input type="text" value="WILLACY HORSEWOOD ARCHITECTS"/> |
| Unit: <input type="text"/> House number: <input type="text" value="58"/> House suffix: <input type="text"/> | Unit: <input type="text"/> House number: <input type="text" value="76"/> House suffix: <input type="text"/> |
| House name: <input type="text" value="Land to the rear of No 58"/> | House name: <input type="text" value="Penmon House"/> |
| Address 1: <input type="text" value="Whitchurch Road"/> | Address 1: <input type="text" value="Hoole Road"/> |
| Address 2: <input type="text"/> | Address 2: <input type="text" value="Hoole"/> |
| Address 3: <input type="text" value="Great Boughton"/> | Address 3: <input type="text"/> |
| Town: <input type="text" value="Chester"/> | Town: <input type="text" value="Chester"/> |
| County: <input type="text"/> | County: <input type="text"/> |
| Country: <input type="text"/> | Country: <input type="text"/> |
| Postcode: <input type="text" value="CH3 5QB"/> | Postcode: <input type="text" value="CH2 3NL"/> |

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land:

Owner: Yes No Lessee: Yes No Occupier: Yes No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

| Name | Address | Have they been informed in writing of the application | |
|------|---------|---|--------------------------|
| | | Yes | No |
| | | <input type="checkbox"/> | <input type="checkbox"/> |

If No to all the above, please give name and address of anyone you know who has an interest in the land:

| Name | Address | State the nature of their interest (if known) | State whether they have been informed about this application | | If No, please explain why not |
|------|---------|---|--|--------------------------|-------------------------------|
| | | | Yes | No | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | |

6. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff (c) related to a member of staff
(b) an elected member (d) related to an elected member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

- An existing use: Yes No
Existing building works: Yes No
An existing use, building work or activity in breach of a condition: Yes No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

C3

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

RESIDENTIAL
START OF WORK ON SITE FOR
DETACHED GARAGE AS PART OF
APPROVAL 16/00388/FUL

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

- The use began more than 10 years before the date of this application.
 The use, building works or activity in breach of condition began more than 10 years before the date of this application.
 The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
 The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
 The use as a single dwelling house began more than four years before the date of this application.
 Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

WORK STARTED ON SITE WITH BUILDING REGS INSPECTION OF FOOTING
EXCAVATION IN APRIL 2019

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number: 16/00388/FUL Condition Number: Date (DD/MM/YYYY): 08/04/2016
(must be pre application submission)

Please state why a Lawful Development Certificate should be granted:

WORK STARTED ON FOOTINGS PRIOR TO EXPIRY OF PLANNING.

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed: 28/03/2019 (date must be pre-application submission) (DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption? Yes No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

GARAGE WORK STOPPED WHEN MR HENDERSON (WHO IS IN HIS 90s) BECAME ILL

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? Yes No

If Yes please provide details?

10. Information In Support Of A Lawful Development Certificate (Continued) - Residential Information

Does the application for a Certificate relate to a residential use where the number of residential units has changed? Yes No
 If Yes, please complete the following table:

| Proposed Housing | | | | | | | Existing Housing | | | | | | |
|--|--------------------|---|---|----|---------|----------|--|--------------------|---|---|----|---------|----------|
| | Number of Bedrooms | | | | | Total | | Number of Bedrooms | | | | | Total |
| | 1 | 2 | 3 | 4+ | Unknown | | | 1 | 2 | 3 | 4+ | Unknown | |
| Market Housing | | | | | | | Market Housing | | | | | | |
| Houses | | | | | | a | Houses | | | | | | a |
| Flats & Maisonettes | | | | | | b | Flats & Maisonettes | | | | | | b |
| Live-Work Units | | | | | | c | Live-Work Units | | | | | | c |
| Cluster Flats | | | | | | d | Cluster Flats | | | | | | d |
| Sheltered Housing | | | | | | e | Sheltered Housing | | | | | | e |
| Bedsit/Studios | | | | | | f | Bedsit/Studios | | | | | | f |
| Unknown | | | | | | g | Unknown | | | | | | g |
| Market Housing Total (a + b + c + d + e + f + g) = | | | | | | A | Market Housing Total (a + b + c + d + e + f + g) = | | | | | | E |
| Social Rented Housing | | | | | | | Social Rented Housing | | | | | | |
| Houses | | | | | | a | Houses | | | | | | a |
| Flats & Maisonettes | | | | | | b | Flats & Maisonettes | | | | | | b |
| Live-Work Units | | | | | | c | Live-Work Units | | | | | | c |
| Cluster Flats | | | | | | d | Cluster Flats | | | | | | d |
| Sheltered Housing | | | | | | e | Sheltered Housing | | | | | | e |
| Bedsit/Studios | | | | | | f | Bedsit/Studios | | | | | | f |
| Unknown | | | | | | g | Unknown | | | | | | g |
| Social Rented Housing Total (a + b + c + d + e + f + g) = | | | | | | B | Social Rented Housing Total (a + b + c + d + e + f + g) = | | | | | | F |
| Intermediate Housing | | | | | | | Intermediate Housing | | | | | | |
| Houses | | | | | | a | Houses | | | | | | a |
| Flats & Maisonettes | | | | | | b | Flats & Maisonettes | | | | | | b |
| Live-Work Units | | | | | | c | Live-Work Units | | | | | | c |
| Cluster Flats | | | | | | d | Cluster Flats | | | | | | d |
| Sheltered Housing | | | | | | e | Sheltered Housing | | | | | | e |
| Bedsit/Studios | | | | | | f | Bedsit/Studios | | | | | | f |
| Unknown | | | | | | g | Unknown | | | | | | g |
| Intermediate Housing Total (a + b + c + d + e + f + g) = | | | | | | C | Intermediate Housing Total (a + b + c + d + e + f + g) = | | | | | | G |
| Key Worker Housing | | | | | | | Key Worker Housing | | | | | | |
| Houses | | | | | | a | Houses | | | | | | a |
| Flats & Maisonettes | | | | | | b | Flats & Maisonettes | | | | | | b |
| Live-Work Units | | | | | | c | Live-Work Units | | | | | | c |
| Cluster Flats | | | | | | d | Cluster Flats | | | | | | d |
| Sheltered Housing | | | | | | e | Sheltered Housing | | | | | | e |
| Bedsit/Studios | | | | | | f | Bedsit/Studios | | | | | | f |
| Unknown | | | | | | g | Unknown | | | | | | g |
| Key Worker Housing Total (a + b + c + d + e + f + g) = | | | | | | D | Key Worker Housing Total (a + b + c + d + e + f + g) = | | | | | | H |
| Proposed Housing Grand Total (A + B + C + D) = | | | | | | | Existing Housing Grand Total (E + F + G + H) = | | | | | | |

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies* of a completed dated application form:

The original and 3 copies* of such evidence verifying the information included in the application as you can provide:

The original and 3 copies* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The correct fee:

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

12. 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.

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY):

13/04/2021 (date cannot be pre-application submission)

WARNING:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

13. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

14. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. 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? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: MARK WILLACY

Telephone number:

Email address: