

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="Oakville"/>
Address line 1	<input type="text" value="Orchard Avenue"/>
Address line 2	<input type="text" value="Ramsden Bellhouse"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Billericay"/>
Postcode	<input type="text" value="CM11 1PH"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="571971"/>
Northing (y)	<input type="text" value="194523"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Readings"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Oakville, Orchard Avenue"/>
Address line 2	<input type="text" value="Ramsden Bellhouse"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Billericay"/>

2. Applicant Details

Country

Postcode

CM11 1PH

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Rebecca

Surname

Lord

Company name

Rebecca Lord Planning

Address line 1

44 Barton Drive

Address line 2

Hamble le Rice

Address line 3

Town/city

Southampton

Country

Postcode

SO31 4RE

Primary number

Secondary number

Fax number

Email

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)

The provision of a twin unit mobile home for use as additional family accommodation (not operational development or a change of use) and the provision of a hard standing measuring 6m by 18m and not exceeding 30 cm in height (permitted development).

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

The property is an established C3 dwelling house with gardens. The provision of a mobile home within the existing lawful planning unit to provide additional accommodation for family members as part of one household will not comprise development.

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

Lawful Development Certificate Application Report and appendices:
1.Appeal decision 1074589 (Erewash Borough Council)
2.A certificate of conformity with the legislative limitations from the supplier
3.Whitehead judgment 1992 JPL
4.Appeal decision 2159970, LDC and plan (East Hertfordshire DC)
5.Appeal decision 2190398, LDC and plan (Gravesham BC)
6.Appeal decision 2109940 LDC and costs (West Lancashire DC)
7.Appeal decision 2181651 LDC and plan (Elmbridge DC)
8.Appeal decision 3142534 and LDC (Borough of Poole)
9.Appeal decision 3151073, LDC and Costs Decision (Maldon DC)
10.Appeal decision 3177321, LDC and Costs Decision (Colchester BC)

Report and appendices: location plan, and block plan including an indication of the proposed location of the mobile home unit.

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 mobile home unit complies with the legal definition of a caravan in terms of size, assembly and mobility and will be used as additional accommodation to the existing dwelling and as such will not comprise either operational development or a material change of use and is not therefore development within the meaning set out in S.55 of the Town and Country Planning Act 1990. Please see the planning report and appendices submitted with the application.

The proposed hard standing is within the curtilage of the lawful dwelling and is for purposes incidental to the enjoyment of the residential use, as such it benefits from deemed consent pursuant to Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015.

Note: in answer to the question in this section of the form concerning the permanency of the use, the reply that it is permanent is given in the context that there is no change of use, the additional accommodation, although temporary in nature, is part and parcel of the single main lawful use as a dwelling house which will continue in perpetuity, also the hard surface is permanent development. Nonetheless the caravan is not intended to be a permanent addition to the land and can be readily simply removed once it is no longer needed.

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

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)

24/11/2021