



Mr John Birkby  
Racher House  
Oldcotes  
Nottinghamshire  
S81 8HT

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**CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**SECTION 192 (AS AMENDED BY SECTION 10 OF THE PLANNING AND**  
**COMPENSATION ACT 1991)**

**Application No:** 22/00943/CTP

**Applicant:** Mr John Birkby

**Proposal:** Lawful Development Certificate for a Garden Annex to Accommodate Visiting Friends and Family

**Site Address:** Racher House, Doncaster Road, Oldcotes, Worksop, S81 8HT

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The decision maker having reviewed the evidence, hereby certify that, the development described in Schedule 1 hereto in respect of the land specified in the Schedule 2 hereto and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The siting of a mobile home on land is a "use of land" rather than operational development and therefore the proposal complies with S55 (2) (d) of the Act and does not involve "development of land". As it is not "development" and the use would be ancillary to the dwelling it can be carried out without planning permission.

The decision maker has considered the following:

- (a) The application 22/00943/CTP, dated 9<sup>th</sup> July 2022;
- (b) The drawings listed below:

- Application Form, received 11<sup>th</sup> July 2022;
- Floor, Elevation, Façade and Footings Plan, received 11<sup>th</sup> July 2022;
- Proposed Location and Block Plan, received 11<sup>th</sup> July 2022;
- Annex Product Specifications, received 11<sup>th</sup> July 2022;

**Schedule 1**

Lawful Development Certificate for a Garden Annex to Accommodate Visiting Friends and Family

**Schedule 2**

Racher House, Doncaster Road, Oldcotes, Worksop, S81 8HT

Date: 7<sup>th</sup> **September 2022**



John Krawczyk  
Development Team Manager  
Authorised Officer on behalf of Planning Services  
Bassetlaw District Council