



Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name	Certificate of Lawful Existing Use Goodway Farm
Reference	PP-11994572
Version Number	4
Submission Date	Wednesday, June 21, 2023

Amendments to the Application Form

Description of Existing Use, Building Works or Activity - Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Previous Answers:

The Conversion of the Building by Building Operations as shown at Exhibits A, A(i) and B into part Office and the greater part within the red line into domestic accommodation both internally and externally.

Updated Answers:

The Building Operations/Works that have taken place externally and internally more than 10 years ago. These include the development internally creating a two bedroom dwelling place, kitchen, sitting room and bathroom.

Externally as confirmed by a photograph taken in July 2014 where complete changes to the external elevations has occurred with new facia and windows; but excluding the porch and kennel. These were added and completed by 31 May 2017 being 6 years ago. In completeness the creation of a Class 3 dwelling place as a result of the Building Operations/Works that have taken place over 10 and 4 years respectively.

Exhibits A(i) show part Office and the greater part within the red line as converted to domestic accommodation.

Pre-application Advice - Details of the pre-application advice received

Previous Answers:

Application 21/00426/CPE

Please see Planning Statement accompanying this Application and refer to the Decision on 03 December 2021 and the Officer's Report.

This stated insufficient information had been provided. This is disputed and is considered misplaced and unreasonable. Moreover information had been withheld about the history in 2014.

This application is an attempt to regularise matters rather than an Appeal which can still occur for 21/00426/CPE.

Updated Answers:

Application 21/00426/CPE was refused

Queries have arisen as to what is required. On 18 May 2023 it was stated in an email from BDC:

"The lawfulness the LPA is being asked to consider is still not clear to me. It is noted that the fee paid via the planning portal and the category chosen relates to that of a material change of use. Therefore, it seems appropriate that the reason box should also include an existing use":

MY RESPONSE

This with the greatest respect is a mistaken concept. Firstly the Application category was for a Certificate of Lawful Development which incorporates Building Works so the correct button above has been used. An application has been submitted as follows for the Operational/Building Works externally and internally :

"Extensions to form a porch and kennel; operational development to convert; thereby changing the "Planning Class" of part of the original building both internally and externally from agriculture, into an independent Class 3 dwelling place with a porch, kennel place and home office to create a single planning unit"

This is based upon: An Application for a Certificate of Lawful Existing Development [Operations] as provided by Section 191 of the Town and Country Planning Act 1990 (As amended by Section 10 of the Planning & Compensation Act 1991).

Existing use "per se" in terms of actually living in the Development/Conversion is not being claimed.

Declaration - Date

Previous Answers:

18/05/2023

Updated Answers:

21/06/2023

Declaration - Amendments Summary

Previous Answers:

MODIFIED PLANNING STATEMENT INCLUDING WORDING FOR THE CERTIFICATE. MODIFIED BLOCK PLAN

Updated Answers:

I have provided reasoning in the Application Form why the Certificate is for operational development and building works as now exist. Further information is being provided by email to the the Case Officer.

I have updated the Planning Statement to v.3 which sets out further the reasoning why the submissions should be recognised as valid.

Amendments to the Fee Calculation

Calculation - Fee for previous version

Previous Answers:

462

Updated Answers:

234

Calculation - Subtotal

Previous Answers:

-228

Updated Answers:

0

Calculation - Total

Previous Answers:

-228

Updated Answers:

0

Calculation - Total:

Previous Answers:

-228

Updated Answers:

0

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

Document Name	Planning statement
Document Description	PLANNING STATEMENT V.3
Submission Date	Wednesday, June 21, 2023
File Name	PLANNING STATEMENT_GOODWAY FARM MARCH 2023_SUB as v_3_21 June 20
Submission Method	Uploaded to storage
File Type	application/vnd.openxmlformats-officedocument.wordprocessingml.document
File Size (bytes)	3597396

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

Document Name	Planning statement
Document Description	V.3 PLANNING STATEMENT
Submission Date	Monday, June 12, 2023
File Name	PLANNING STATEMENT_GOODWAY FARM MARCH 2023_SUB amended 18 May 2
Submission Method	Uploaded to storage
File Type	application/vnd.openxmlformats-officedocument.wordprocessingml.document
File Size (bytes)	3596580