



Fenland District Council

Fenland Hall, County Road
March, Cambridgeshire
PE15 8NQ

Tel: 01354 654321

Email: planning@fenland.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Katie

Surname

Ward

Company Name

Address

Address line 1

Fenfields

Address line 2

Barton Road

Address line 3

Town/City

Wisbech

County

Country

United Kingdom

Postcode

PE13 4TG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

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

Grounds for Application

Information about the existing use(s)

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

We currently have a hedge, approximately 1.8m in height at the front boundary of our property. We propose to remove the hedge and replace with a steel woven fence of approximately 1.5m in height. As the fence will be more than 2m away from the highway (it will be a minimum of 2.5m) and will be less than 2m in height we do not believe we require planning permission but would like a certificate of lawfulness to confirm this. Along Barton Road currently there is a mixture of metal, wood fences, brick walls and hedges to front boundaries.

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

We do not believe we require planning permission.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

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?

We consider permission should be granted as it is more than 2m away from the highway and less than 2m in height. It will have no impact on any neighbours or visibility of property, in fact the fence will be slightly lower than the existing hedge. The boundary has no effect on traffic or visibility of traffic or road users. We would like to replace the hedge to lower maintenance as the hedge has not been well planted and has a significant amount of ivy growing within it.

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

Pre-application Advice

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

- Yes
 No

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.

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?

- Yes
 No

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Katie Ward

Date

2023/11/18

Amendments Summary

Letter 23/0112/PEND requested additional documents that I have now added to the application. I hope this is now all the information you require.