



Planning Services

Merrion House
110 Merrion Centre
Leeds LS2 8BB

Application: 23/06933/CLP

Applicant: Mr and Mrs Pinkett

Address: 29 Chapel Hill Road
Pool In Wharfedale
Otley
LS21 1QY

Lawful development certificates for existing or proposed development in pursuant of Sections 191 and 192 of the Town and Country Planning Act 1990 are determined based on a legal test and a matter of fact. For that reason these types of application are not subject to consultation. If the local planning authority is satisfied that the appropriate legal tests have been met it will grant a lawful development certificate.

The Lawful Development certificate is a legal document stating the lawfulness of the past, present or future building use, operations, or other matters. If granted by the Local Planning Authority, the certificate means that enforcement action cannot be taken against the development referred to in the certificate.

However, the certificate will not protect from enforcement action by the planning authority if the specified use is then changed 'materially' without a planning application for it.

Please read below for the specifics of this Lawful Development Certificate

This is the extra description of text to accompany this application for Certificate of Proposed Lawful Development for conversion of the garage into habitable accommodation and single storey rear extension. If the proposed development meets schedule 2 part 1 class A of the General Permitted Development Order, the proposal will be considered permitted development and does not require planning permission.