

## 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)
<input type="text" value="356695"/>	<input type="text" value="421450"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

James

Surname

Leigh

Company Name

### Address

Address line 1

Oak House Dawson Lane

Address line 2

Address line 3

Town/City

Whittle-le-woods

County

Lancashire

Country

United Kingdom

Postcode

PR6 7DU

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

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)

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

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

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

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Part 1 Class E-Buildings etc incidental to the enjoyment of a dwelling house 6.2 Part 1 Class E allows for the provision within the curtilage of a dwelling house of a) Any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure; Subject to the following criteria and conditions

a) permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M,N,P or Q of Part 3 of this Schedule (changes of use) This is not the case.

b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house). This is not the case.

c) Any part of the building would be situated on land forwards of a wall forming the principal elevation of the original dwelling house This is not the case

d) The building would have more than a single storey. The proposal is single storey therefore this would not apply.

e) The height of the building would exceed i) 4m in the case of a building with a dual-pitched roof ii) 2.5m in the case of a building within 2m of the boundary of the curtilage of the dwelling house, or iii) 3m in any other case. The dual-pitched roof outbuilding is more than 2m from the boundary with an overall height of less than 4m therefore complies

f) The height of the eaves of the building would exceed 2.5m. The proposal will have eaves less than 2.5m therefore complies.

g) The building would be situated within the curtilage of a listed building. No, the proposal would meet this requirement.

h) It would include the construction of a veranda, balcony or raised platform There is no veranda, balcony or raised platform proposed.

## 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

James Leigh

Date

2023/11/24