



North Tyneside Council

PLANNING

Regeneration and Economic Development

North Tyneside Council, Quadrant, The Silverlink North,
North Tyneside, NE27 0BY

Tel: (0191) 643 2310

Email: development.control@northtyneside.gov.uk

Web: www.northtyneside.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

Site location of wood pergola style catio with wire mesh - back of house from back bay window to extend to line of end kitchen wall

Applicant Details

Name/Company

Title

Miss

First name

Kate

Surname

Manners

Company Name

Address

Address line 1

11 Manor Grove

Address line 2

Benton

Address line 3

Town/City

Newcastle upon Tyne

County

Country

United Kingdom

Postcode

NE7 7XQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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)

Enquiry to create a catio at the back of the house made of powder coated steel mesh with wood frame as a temporary pet enclosure.
It will sit on top of the current flagged patio.
2.75m(h) x 2.45m(l) x 2.6m(w)
Total area 6.24sqm

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

The catio will be to keep my pet safe but to be able to benefit from being outdoors. There is a garden patio at the back of the house and the catio will just sit on top of that. The garden is used for residential purposes only.

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

I am at the initial stage of enquiry and believe this certificate, if granted, will then help inform next steps.

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

C2 - Residential institutions

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

Is the proposed operation or use

- Permanent
 Temporary

If Temporary please give details

It is a pet enclosure so can be dismantled if needed. It is envisaged the pet enclosure if permitted would remain for the life of the pet.

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

I believe a catio with quality products would benefit the life of my pet, as well as limiting harm to local wildlife by keeping the pet in a secure enclosure, and enhance the family relationship.

It can be dismantled if needed so should not cause any problems as it is classed as a temporary structure. It would also provide the family with peace of mind.

As it is not a solid enclosed structure it would not restrict any light.

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

Kate Manners

Date

08/01/2024

Amendments Summary

I have now amended the boundary as requested, the description and included scale plan/drawings from my builder. I have created a site plan but ReQuestaPlan has downloaded the file as a drawing and my pc won't let me open it. I have paid the fee and the order reference is TQRQMP24008182916064 - ordered on 8th Jan 2024. I have the email which I will forward on to you, as I can't open the document.