

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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

Mr

First name

Derick

Surname

Mercer

Company Name

Address

Address line 1

11 Albert Road

Address line 2

Address line 3

Town/City

Portishead

County

North Somerset

Country

Postcode

BS20 6PP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Tina

Surname

Derrick

Company Name

Derrick Construction

Address

Address line 1

Oakdale

Address line 2

19 Albert Road

Address line 3

Portishead

Town/City

North Somerset

County

Country

United Kingdom

Postcode

BS20 6PP

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

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 propose to site a twin unit caravan at the rear garden of the main dwelling house 11 Albert Road Portishead. The proposed Twin unit is classed as a Structure/Caravan under Section 29 (1) of the Caravan and Control of Development Act 1960 and Section 13 (1) of the Caravan Sites Act 1968. The proposed unit complies with the definition of a caravan and as such can be installed within the curtilage of the Main Dwelling at 11 Albert Road. We have included a Supporting Statement to prove the Twin Unit Caravan is lawful as set out in the Legal Acts. The Unit is planned for additional ancillary residential living for Mr Derick Mercer and his daughter and family will reside in the Main Dwelling.

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

Supporting Statement
Front & Rear elevation Drawing
Floor Plan
Twin Units sections shown prior to final assembly
East & West Elevation Drawings
Structural Calculations to prove the unit is capable of being moved.
Site Photographs and Service/Construction Details.

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?

The Unit complies with the definition of a Caravan - there are no foundations and there is no intention to physically attach the twin unit home to the land. The unit will be moved into position using heavy duty wheels under the unit and when in the correct position additional EasyPAD Foundation will be used to level the unit. The services will be plugged together and can be unplugged within minutes if required. The Unit will share the services with the main house, no separate curtilage is planned or separate postal address. Mr Mercer will share the facilities of the main dwelling ie. laundry etc. The unit is capable of being moved via a Crane see structural calculations. The unit is well within the size regulations. Therefore the Construction, Mobility and Size tests have been met. The caravan is a "structure" not a "Building" and as such does not require planning permission as it is regarded as a Personal "Chattel" We are seeking a Lawful Development Certificate to ensure the installation is "lawful"

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

Tina Derrick

Date

18/01/2024

Amendments Summary

4 no Drawings re- scanned to correct A3 size - Apologies for discrepancy.