

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
 email: planning@north-norfolk.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

Mr

First name

Melvyn

Surname

Fickling

Company Name

Address

Address line 1

23 Waterman's Yard,

Address line 2

Westwick Street

Address line 3

Town/City

Norwich

County

Country

United Kingdom

Postcode

NR2 4SD

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

I am seeking to extend an existing right of access that abuts the boundary of a property. The property in question is 5/6 Boatmans Row, Wells-Next-The-Sea, NR23 1BD.

Access has previously been made for the benefit of numbers 1, 2, 3 and 4 by removing a section of wall bounding Dogger Lane and giving up the southern section of the respective gardens for the ingress and parking of cars. I have attached photos that show this situation facing east from the boundary of 5/6 which is delineated by the flimsy wooden fence.

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

N/A

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

Other

Other (please specify)

Extension of existing access.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Vehicular access.

Is the proposed operation or use

- Permanent
 Temporary

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

It seems to me that there should be some common law provision that naturally allows the extension of access rights when that access abuts another, especially when 5/6 Boatmans Row suffers from the same lack of parking as the other cottages used to have.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Ian emailed me the following:

" I'm very sorry but the local planning authority no longer has a planning duty officer service which would respond to your type of enquiry. However there are two options you may wish to consider:-
Submit a Certificate of Lawful Proposed Use or Development, accompanied by the scaled proposal plans and a fee £103.00, you will then receive a decision of whether the proposal does or does not require planning permission.
If the decision is planning permission is required then you will need to submit a full householder planning application along with scaled plans, location plan, site plan and a fee of £206.00.

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- Yes
- No

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

Melvyn Fickling

Date

19/01/2024