

## Department for Environmental and Community Services

PO Box 1954  
Strategic Planning,  
Bristol BS37 0DD

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RegistrationTeam@southglos.gov.uk  
01454 868 004



### 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

Ms

First name

Carole

Surname

Kingscott

Company Name

### Address

Address line 1

11

Address line 2

Armstrong Drive

Address line 3

Warmley

Town/City

Bristol, South Gloucestershire

County

Country

United Kingdom

Postcode

BS30 8RD

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

To erect ONE ONLY of 1.8m high x 1.8m wide double sided picket fence between our front garden and our neighbour's (no.10) front garden. This will start at the wall of our houses.

Currently we have a 0.9m high x 5.8m wide single sided picket fence. We intend to replace the current picket fence with new, as it's looking shabby. While this work is taking place, we propose to erect ONE 1.8m high x 1.8m wide double sided picket fence, and then carry on for the rest of the 4m with the 0.9m high single sided picket fence.

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

From: Chris.Dunford@southglos.gov.uk  
Sent: Thursday, September 7, 2023 9:32 AM  
To: Carole.Kingscott@southglos.gov.uk  
Subject: Erection of ONE 1.8m x 1.8m Picket Fence Panel

Dear Carole,

I can confirm that you will not require Building Regulations approval to erect a fence panel as described above. It would be prudent to contact the Council's planning department to see if any planning permissions are required for your proposals.

Regards

Chris

Chris Dunford  
Building Control Surveyor

Tel. No: 01454 863530  
E-mail: chris.dunford@southglos.gov.uk

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Planning Permission reference ENQ23/0528 - Letter received dated 18.09.2023, from South Gloucestershire Planning Department, stating that our proposed work would not require Planning Permission, as it comes under "Permitted Development".

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

Other

Other (please specify)

To erect ONE ONLY of 1.8m high x 1.8m wide double sided picket fence.

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

To erect ONE ONLY of 1.8m high x 1.8m wide double sided picket fence.

Is the proposed operation or use

- Permanent  
 Temporary

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

The intended height of the proposed fence is not considered harmful, on safety or visual grounds. Although, we have been informed that we do not need Building Control Permission or Planning Permission, as the proposal to erect one 1.8m x 1.8m fence panel is "Permitted Development" under the terms of Schedule 2 of the Town and Country (General Permitted Development) Order 2015, we wish to ensure that all correct procedures are in place.

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

ENQ23/0528

Date (must be pre-application submission)

18/09/2023

Details of the pre-application advice received

Carole Kingscott  
11 Armstrong Drive  
Cadbury Heath  
Bristol

South Gloucestershire

BS30 8RD Date: 18th September 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015.

Dear Carole Kingscott

LOCATION: 11 Armstrong Drive Cadbury Heath Bristol South  
Gloucestershire BS30 8RD

DESCRIPTION: Erection of a 1.8high x 1.8width fence to the side of the property.

REFERENCE NO: ENQ23/0528

I refer to your enquiry received on 11th September 2023, regarding the above. From the information submitted, I would advise you that in my opinion, the proposal is 'permitted development' under the terms of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and as such, you would not be required to apply for planning permission.

Please accept that this assessment is based solely on the information you have supplied which is assumed to be accurate. If the submitted information is not correct or the development is not carried out in accordance with the submitted details, this may result in a development which would be in breach of planning control and liable to enforcement action to remedy the breach.

You should also note that this assessment is an informal officer opinion, it does not constitute a formal decision under Section 192 of the Town and Country Planning Act 1990 (as amended), and is not binding on the Council. If you wish to obtain a formal determination you may apply for a 'Certificate of Lawfulness' for which the relevant application forms and scale of fees are available from this office.

Your proposal may also require separate approval under the Building Regulations. Please call the Building Control department on 01454 868004 for further information.

Yours sincerely

Sophie Romain

Technical Support Office

## 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 Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

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## 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

Carole Kingscott

Date

27/01/2024