

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="351255"/>	<input type="text" value="414407"/>

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

David & Margaret

Surname

Ralphs

Company Name

Address

Address line 1

Harrock view

Address line 2

Andertons mill

Address line 3

Three post green

Town/City

Mawdesley

County

Nr Ormskirk

Country

United Kingdom

Postcode

L403SU

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 *****

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Detached garage to be converted to a living accommodation annex
(Machinery/ hours N/A)

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Garage currently been sat empty for approximately 5years.

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 existing single storey detached garage was built in 1997 with full planning permission granted (BR/97/0444) and built to building regulations standard at that time.
The proposed annex will not be a separate dwelling or any material change of use, it will be used in conjunction and share utilities with the main dwelling.

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

PDF of plans, proposed and existing attached.

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?

Harrock view (I403su) is a detached property situated down a cart track, with a single storey detached garage which was built in 1997 full planning was given (BR/97/0444) and the garage was built to building regulations standard at the time.

The main house has been habited by the requesting family for 99 years.

Our understanding is for peace of mind and guidance before we commence the work we need a lawful development certificate to convert the garage to an annex for our daughters use along side the main house and planning ahead for older age for our use.

It will not be a separate dwelling or will there be any material change of use.

Our daughter will use it along side the main house, the annex will continue to share utilities with the main house (no change).

There will be no separate vehicle access to the building, access will stay as it is now.

There is more than ample parking space.

The entrance will stay within the garden, no change in the boundary or demarcation or deviation.

There will be no change to how it is now or how it's been used prior.

The changes will be internal and done by an experienced builder and done to up-to date building regulations.

We do not foresee any adverse impact on using the garage as an annex.

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

Date (must be pre-application submission)

04/02/2024

Details of the pre-application advice received

We have spoken to Chris from the planning department to ascertain if we need planning permission or lawful development certificate, we were informed Planning permission would only be required if we were planning on converting the building to an entirely separate dwelling which would function completely independently from the main dwelling.

If, however, we were looking to use the building as an annex then in his view planning permission would not be required as this would not be a 'material change of use'. And to apply for a lawful development certificate for peace of mind and written confirmation.

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

Margaret Ralphs

Date

26/02/2024