



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)

596483

Northing (y)

172973

Description

Applicant Details

Name/Company

Title

Mrs

First name

Lynda

Surname

Cashford

Company Name

Insight Specialist Behavioural Service Ltd

Address

Address line 1

Aspley House,

Address line 2

204 London Road

Address line 3

Town/City

Sittingbourne

County

Country

United Kingdom

Postcode

ME10 1QA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

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)

There will be no structural alterations to the external building. Internal alterations will include the addition of ensuite bathrooms and utility room, these internal walls are constructed of stud walls , any new steels for door alterations have been assessed by structural engineer and will be subject to building control approval. The building was purchased as a residential home providing 5 bedrooms , there will no additional bedrooms and the property will be used as a Residential care home for 5 people who require 24 hours care and support.

The curtilage to the front of the building will not be altered however we are planning to remove the ivy hedge and install sliding gates which will not impinge upon the footpath or the adjacent road Oak Lane. This will increase our parking spaces and provide extra security for the people living within the house.

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 are not extending and any alterations are minimal and are enhancing the usable space within the property. The house is going to be inhabited by 5 adults who are local people who have Learning Disabilities and require 24 hours support. As such the use of the house remains residential and because planning permission for change of use only applies for properties providing over 6 people.

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

there is no planning permission evidence however i have attached the architects drawings that take account of the internal alterations.

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 certification enables us to demonstrate at any future date that the property did not and does not require change of use and that a group of 5 adults can live within a residential house/home on an ordinary street.
We will be regulated by CQC at this property and there is a possibility that they would want to see this certification at the point of registering the new additional home.

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

Lynda Cashford

Date

14/03/2024