Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	
Suffix	
Property name	Pyewipe Farm
Address line 1	North Drove
Address line 2	
Address line 3	
Town/city	Spalding
Postcode	PE11 3JF

Description of site location must be completed if postcode is not known:

Easting (x)	521042
Northing (y)	321498

Description

2. Applicant Details

Title	Mr
First name	Bernard
Surname	Brighton
Company name	
Address line 1	Pyewipe Farm, North Drove
Address line 2	
Address line 3	
Town/city	Spalding

2. Applicant Details

Country	
Postcode	PE11 3JF

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Rebecca
Surname	Lord
Company name	Rebecca Lord Planning
Address line 1	44 Barton Drive
Address line 2	Hamble le Rice
Address line 3	
Town/city	Southampton
Country	
Postcode	SO31 4RE
Primary number	
Secondary number	
Fax number	
Email	

4. 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

5. 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 property is an established C3 dwelling house with gardens. The provision of a mobile home within the existing lawful planning unit to provide additional accommodation for members of one household will not comprise development.

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

5. Grounds for Application

Lawful Development Certificate Application Report and appendices:
1.Appeal decision 1074589 (Erewash Borough Council)
2.A certificate of conformity with the legislative limitations from the supplier
3.Whitehead judgment 1992 JPL
4.Appeal decision 2159970, LDC and plan (East Hertfordshire DC)
5.Appeal decision 2190398, LDC and plan (Gravesham BC)
6.Appeal decision 2109940 LDC and costs (West Lancashire DC)
7. Appeal decision 2181651 LDC and plan (Elmbridge DC)
8 Appeal decision 3142534 and LDC (Borough of Poole)
9. Appeal decision 3151073, LDC and Costs Decision (Maldon DC)
10. Appeal decision 3177321, LDC and Costs Decision (Colchester BC)
11. Solicitors letter

Location plan, Block Plan including an indication of the proposed location of the mobile home unit.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

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 proposed mobile home unit complies with the legal definition of a caravan in terms of size, assembly and mobility and will be used as additional accommodation to the existing dwelling and as such will not comprise either operational development or a material change of use and is not therefore development within the meaning set out in S.55 of the Town and Country Planning Act 1990. Please see the planning report and appendices submitted with the application.
Note: in answer to the question in this section of the form concerning the permanency of the use, the reply that it is permanent is given in the context that there is no change of use, the additional accommodation, although temporary in nature, is part and parcel of the single main lawful use as a dwelling house which will continue in perpetuity. Nonetheless the caravan is not intended to be a permanent addition to the land and can be readily simply removed once it is no longer needed.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

○ Yes ◉ No

8. 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.

○ Yes ◉ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- (•) Owner
- ( ) Lessee
- ( ) Occupier
- ( ) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑

Date (cannot be pre-application)	11/08/2020