SOUTH HOLLAND DISTRICT COUNCIL

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: 55

Suffix:

Property Name:

Address Line 1: Main Road

Address Line 2: Quadring

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE11 4PS

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

Easting (x): 522873

Northing (y): 332926

Description:

Applicant Details

Name/Company

Title

Mr

First name

Neal

Surname

Draper

Company Name

Address

Address line 1

55 Main Road

Address line 2

Quadring

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE11 4PS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Lord

Company Name

Rebecca Lord Planning

Address

Address line 1

44 Barton Drive

Address line 2

Hamble le Rice

Address line 3

Town/City

Southampton

County

Country

Postcode

SO31 4RE

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

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

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

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

Lawful Development Certificate Application Report and appendices:

1. Certificate of conformity with the legislative limitations from the supplier
2. Appeal decision 3277752, LDC and Costs decision (RB Kingston-upon-Thames)
3. Appeal decision 3142534 and LDC (Borough of Poole)
4. Appeal decision 1074589 (Erewash Borough Council)
5. Appeal Decision 3714314 (LB Havering)
6. Whitehead judgment 1992 JPL
7. Appeal decision 2159970, LDC and plan (East Hertfordshire DC)
8. Appeal decision 2190398, LDC and plan (Gravesham BC)
9. Appeal decision 2109940 LDC and costs (West Lancashire DC)
10. Appeal decision 2181651 and LDC (Elmbridge DC)
11. Appeal decision 3151073, LDC and Costs Decision (Maldon DC)
12. Appeal decision 3177321, LDC and Costs Decision (Colchester BC)
13. Copies of an LDC issued by the LPA

Location plan and block plan including an indication of the proposed location of the mobile home unit. Details of the mobile home.

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Rebecca Lord

Date

31/05/2023