



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	Annasfield
Address Line 1	Old Fendyke
Address Line 2	Sutton St James
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 0JR

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

Easting (x)	Northing (y)
538933	316092

Description

Applicant Details

Name/Company

Title

First name

Diane

Surname

Buchan

Company Name

Address

Address line 1

annasfield, old fendyke

Address line 2

Address line 3

Town/City

Sutton St James, Spalding

County

Country

GB

Postcode

PE12 0JR

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

The land forms part of a single, unified residential planning unit with the host dwelling house, Annasfield. The lawful residential status of this specific plot was formally established and recognized by south holland district council under planning permission H20-0365-17(Approved 22nd May 2017) for a "proposed garage/store". The 2017 Decision Notice explicitly designated the development under the address of Annasfield and contains no restrictive planning conditions limiting the auxiliary residential use of this parcel of land

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

- 1, South Holland District council planning permission decision notice Ref H20-0365-17 (dated 22/-5/2017)
- 2 Annotated site location and layout plan (detailing the caravan position 50m behind the garage, the dedicated domestic footpath and the route of the existing private power and water feeds from Annasfield)
3. Manufacturer's technical specification sheet and dimensional drawings for the proposed twin-unit mobile home caravan

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 proposed twin unit structure meets the statutory definition of a caravan under section 29(1) of the caravan sites and control of development act 1960 and section 13(1) of the caravan sites act 1968 (as amended in 2019) The caravan will be stationed within the recognized planning unit of Annasfield, a lawful status established by south holland district council under planning precedent H20-0365-17. The structure will function as a dependent family annexe, maintaining a complete physical, operational and utility dependency on the host dwellinghouse to allow the primary occupier's of Annasfield to provide essential daily care and support to their aging and physically impacted parents. The stationing of the caravan within residential curtilage for a purpose ancillary to the main house represents a primary residential use of the land and does not constitute a material change of use. Therefore, the proposal does not require planning permission and a certificate of lawfulness should be granted

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

Diane Buchan

Date

18/05/2026