SOUTH HOLLAND DISTRICT COUNCIL

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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:		Surname:	Tonkin
Company name:					
Street address:	Tomkins, Lowgate				
	Tydd St Mary		Telephone number:		
			Mobile number:		
Town/City:	SPALDING		Fax number:		
Country:			Email address:		
Postcode:	PE13 5QP				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Rebecca	Surname:	Lord
Company name:	Rebecca Lord Planning				
Street address:	Delfryn				
	Portesbery Road		Telephone number:		07985643708
			Mobile number:		
Town/City:	Camberley		Fax number:		
Country:			Email address:		
Postcode:	GU15 3TD		rebecca@rlplanning.co.uk		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Tomkins

Street address: Lowgate

Tydd St Mary

Town/City: SPALDING

Postcode: PE13 5QP

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 543744

Northing: 318610

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. 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 siting of a mobile home 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. 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)

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

7. Grounds for Application

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 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 is part and parcel of the single main lawful use as a dwelling house which will continue in perpetuity. In addition the provision of a hard surface pursuant to Schedule 2, Part 1 Class F of the Town and Country Planning (General Permitted Development) Order 2015 is permanent.

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The laying of a hard surface not exceeding 30cm from existing ground level pursuant to Schedule 2, Part 1 Class F of the Town and Country Planning (General Permitted development) Order 2015 for the siting of a mobile home to provide additional accommodation to the main house for occupation by family members.

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

9. 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? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

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 27/06/2017

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.