

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	Old Hundred
Address line 1	Sack Lane
Address line 2	
Address line 3	
Town/city	Lidsey
Postcode	PO22 9PE
Description of site location must be completed if postcode is not known:	
Easting (x)	494518
Northing (y)	102600
Description	

2. Applicant Details

Title	Mr
First name	Jaime
Surname	Hall
Company name	
Address line 1	Old Hundred
Address line 2	Sack Lane
Address line 3	
Town/city	Lidsey

2. Applicant Details

Country

Postcode

PO22 9PE

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

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

Looking to make 2 current residential properties into 1 residential property. It is believed that the property was originally 1 residential property and at some time was split into 2 residential properties. We are looking to purchase our attached neighbors' semi-detached property (2 lidsey cottage) as we currently own the adjoining property (Old Hundred) and make it into a single residential dwelling.

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

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. 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.

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 property was originally believed to be a single property but was divided up into 2 properties.

5. Grounds for Application

Both properties have previously been on the market and were unable to find a buyer so were withdrawn and again both properties are on the market for sale however both properties have issues as individual dwellings which is why they struggled to sell previously and are still on the market

These issues consist of:

- A shared cesspit
- Shared farm water supply with single stop cock for both properties and pressure issues due to single supply
- Multiple flying freeholds (property 1's kitchen on the ground floor is below property 2's bedroom on the 1st floor and property 1's bedroom on the 2nd floor is above property 2's bedroom on the 1st floor. Both off-putting to buyers due to shared responsibilities, additional insurances required and also restrictive to mortgage lenders
- Internal walls are single skin and so have little sound deadening quality (we hear everything they do and watch)
- The garage for one of the properties is 50% over the middle of the neighboring garden.
- Vehicle access rights for one of the properties go directly over the other property's parking area and current garage.
- Other properties within the same no through road are all substantial dwellings and so putting this property back into 1 dwelling would continue to be in keeping with the other houses on the road.
- Our property has restricted parking and requires parking within other properties' boundaries whereas the other property has off-road parking on its own land which our property has the right of access with a vehicle over.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Lisa
Surname	Coney
Reference	

Date (Must be pre-application submission)

02/08/2021

Details of the pre-application advice received

Called in relation to requesting whether planning permission was needed, to turn 2 residential properties into 1. Lisa advised although the property was not listed, we completed this application form so that we had in writing a response from yourselves, stating that we did not need full planning permission to convert the properties into 1, therefore showing our due diligence in this matter. This allows us to move forward with the purchase of the neighboring property being assured that we can combine them into 1 legally.

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

9. 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)