

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	15
Suffix	
Property name	
Address line 1	Kings Close
Address line 2	
Address line 3	
Town/city	Yapton
Postcode	BN18 0EX
Description of site location must be completed if postcode is not known:	
Easting (x)	497937
Northing (y)	103071
Description	

2. Applicant Details

Title	Mr
First name	Alex
Surname	Bradley
Company name	
Address line 1	15
Address line 2	Kings Close
Address line 3	
Town/city	Yapton

2. Applicant Details

Country	
Postcode	BN18 0EX
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

When the property was purchased, a basic shed was provided as part of the development. Although this had been provided, the intended use of the garden and shed were to facilitate storage for garden furniture as well as leisure assets including bicycles. In addition, due to the size and layout of the garden, with the shed being a rectangular shape, this was put next to the perimeter fence which had an angle of less than 90 degrees. This therefore meant that there was void space within the garden that couldn't be accessed or used where the original shed was placed.

Therefore, to assist with the intended use of the garden building for storage facilities for bicycles and garden furniture, a bespoke garden building is seeking approval to be granted. This would consist of a simple flat roofed structure made with timber that matches the angle of the perimeter fence to enhance the use of the garden and shape for maximum efficiency. Plans have been included to enhance the visual layout of the garden to assist with the application.

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

Carpenters drawings of bespoke garden building with measurements
Extract from Land Registry Title Documents

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.

Please Select...

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.

Please Select...

5. Grounds for Application

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We believe that the a Certificate of Lawful Development should be granted as this good quality, bespoke garden building is being used for storage facilities as well as the provision for use of the garden only to enhance well-being facilities. During the pandemic and going forwards, the users will be required to work from home and this will be used to assist with the relaxation of using the garden building as an area to escape from the demands of modern day living. The garden building will house the garden furniture and bicycles when not required, alongside seating facilities as well as electricity for lighting. This has been specifically designed to meet the needs of the end user as well as using the location and area available.

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	
Surname	Unknown
Reference	

Date (Must be pre-application submission)

24/05/2021

Details of the pre-application advice received

The Planning Duty Officer was able to understand the concerns regarding the garden building. She was able to confirm that this was not a form of development and the best course of action was to submit an application for a Certificate of Lawful Development to ensure the correct procedures were followed prior to the continuation of the garden building being completed.

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)

04/07/2021