

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:                                              | Mrs                    | First Name: | Ruth                                                          | Surname: | Hodges |
| Company name:                                       |                        |             |                                                               |          |        |
| Street address:                                     | 109/111 Highfield Road |             |                                                               |          |        |
|                                                     | Clitheroe              |             | Telephone number:                                             |          |        |
|                                                     |                        |             | Mobile number:                                                |          |        |
| Town/City:                                          | Lancashire             |             | Fax number:                                                   |          |        |
| Country:                                            | England                |             | Email address:                                                |          |        |
| Postcode:                                           | BB7 1LD                |             |                                                               |          |        |
| Are you an agent acting on behalf of the applicant? |                        |             | <input type="radio"/> Yes <input checked="" type="radio"/> No |          |        |

**2. Agent Name, Address and Contact Details**

No Agent details were submitted for this application

**3. Site Address Details**

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

|                 |                |         |  |
|-----------------|----------------|---------|--|
| House:          | 111            | Suffix: |  |
| House name:     |                |         |  |
| Street address: | Highfield Road |         |  |
|                 |                |         |  |
|                 |                |         |  |
| Town/City:      | CLITHEROE      |         |  |
| Postcode:       | BB7 1LD        |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 374804 |
| Northing: | 441261 |

Description:

This application covers both properties 109 and 111 Highfield Rd, both in the same location. 109 Highfield Rd is the ground floor flat, 111 Highfield Rd 1st floor flat, we wish to combine them to one property.

#### 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 existing use of the land is two separate dwellings; the existing use is lawful as is stated as this with the land registry, both are residential properties. The proposed use I would consider to be lawful as they are remaining a residential property, just being converted to one property as opposed to two separate properties. The only structural work involved is to create one doorway giving access between the two properties.

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

Internal plans attached to display the change involved in converting the two properties into one (the doorway between the two properties).

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?

This change in the property from two dwellings to one will have no impact on the surrounding buildings or the 'footprint' or floorspace of the current two dwellings. The only change which will occur will be the installation of a doorway between the two properties. From the exterior of the building there will be no change to the property. We have lived in the first floor flat (111) for 5 years and purchased the ground floor flat as we didn't want to move from the area, the granting of a lawful development certificate would enable us to create a long term family home.

#### 8. 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

#### 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

08/08/2017

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.