



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No 3/2021/0245

Date received 4/3/22

Fee paid £ 103

Receipt No: 038291

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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 2010

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr	First name:	Stephen	
Last name:	Lee			
Company (optional):				
Unit:		House number:		House suffix:
House name:	Mill House			
Address 1:	Henthorn Road			
Address 2:				
Address 3:				
Town:	Clitheroe			
County:	Lancashire			
Country:	England			
Postcode:	BB7 3BY			

2. Agent Name and Address

Title:		First name:		
Last name:				
Company (optional):				
Unit:		House number:		House suffix:
House name:				
Address 1:				
Address 2:				
Address 3:				
Town:				
County:				
Country:				
Postcode:				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	Mill House				
Address 1:	Henthorn Road				
Address 2:					
Address 3:					
Town:	Clitheroe				
County:	Lancashire				
Postcode (optional):	BB7 3BY				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description:					
The house, known as Mill House, and its gardens on Henthorn Road. The last house on the left before the recycling centre.					

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date DD/MM/YYYY:

(must be pre-application submission)

Details of pre-application advice received?

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
Stephen Lee	Mill House, Henthorn Road, Clitheroe. BB7 3BY	☒	☐

If No to all the above, please give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		if they have not been informed of the application please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee / Member

With respect to the Authority:

1. I am a member of staff
2. I am an elected member
3. I am related to a member of staff
4. I am related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

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

We have lived at this address since Easter 1999. The land where we propose to site the caravan is on land within the curtilage of Mill House. The land has always been used as a garden area, by us and the previous owners.

If an LDC is granted the area will still be a garden used for the enjoyment of the main dwelling house.

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

1.

2.

3.

4.

5.

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:

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:

Is the proposed operation or use:

☒ Temporary

☐ Permanent

If temporary please give details:

Once use no longer required for its proposed purpose the static will be removed.

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

The static caravan would be positioned within the curtilage of the main dwelling.

There is easy access to the main dwelling, to both front and rear doors, via the adjacent gates.

It will not be able to be viewed from the public highway or public footpaths.

The static caravan would be a twin unit caravan which would come within the definition of a caravan in terms of its design, mobility, size and construction.

The static caravan would be placed on the land and would not be fixed to the ground, it will remain moveable.

The static caravan would be used for sleeping purposes and daytime activities by close family members, and as an annex to the main dwelling. It will be an integral part of the overall use of the house as a single dwelling. It would share all services, facilities and access with the main dwelling. Services will not be separately metered.

Clothing and other belongings will be stored in the main dwelling.

I believe the proposed use would not be a material change of use and would be incidental to the enjoyment of the dwelling house.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations? ☐ Yes ☒ No

If Yes to a, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions):

b) Change of use of the land or building(s)?

☐ Yes ☒ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

☐ Yes ☒ No

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:

☒

The original and 3 copies of such evidence verifying the information included in the application as you can provide:

☒

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒

The correct fee:

☐

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.

Signed - Applicant

Stephen Lee

Or signed - Agent

Date (DD/MM/YYYY):

03/03/2022

(date cannot be pre-application submission)

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 been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers

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Extension number:

12. Agent Contact Details

Telephone numbers

Extension number:

Country code:

National number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

1:

Ca

If t

ou

, bridleway or other public land? ☐ Yes

☒ No

t to carry
(only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: