



For office use only

Application No.

Date received

Fee paid £

Receipt No:

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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

22

Suffix

Property Name

Address Line 1

Green Drive

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 2BB

Description of site location must be completed if postcode is not known:

Easting (x)

375250

Northing (y)

442728

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Shaw

Company Name

Address

Address line 1

22, Green Drive

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

United Kingdom

Postcode

BB72BB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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 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)

Construction of wooden decked platform to create level access into rear entrance as included in Disabled Facilities Grant activity defined by Occupational Therapy for wheelchair access. The Decking will provide level access through French Windows and will include an integrated ramp to rear garden level.

The platform is basically using the same footprint as the historical Indian Stone patio area (which was temporarily removed to allow construction of the Approved Single Storey Extension (3/2023/0639) - though will be raised to allow level access (as previously there was a step from French Windows to patio).

The platform will be built across the width of the property (11 metres) and will be 3.7m (plus 1.2m ramp) wide at widest point.

Due to variation in ground level in the garden area, the height above the adjoining ground level will vary between 0.2m and 0.6m

The decking will be positioned less than 0.3m above the adjoining ground level for the majority of the side adjoining the house.

The decking will be 0.2m-0.3m above adjoining ground level on the side closest to No 24

The decking will be 0.4m-0.5m above adjoining ground level on the side closest to No 20

The decking will be 0.4m-0.6m above adjoining ground level on the side facing the garden.

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

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 area identified for construction of the decking was historically a flagged patio area- so the primary use as a raised recreational platform remains unchanged.

In order to meet the Occupational Therapy Recommendations for level access, the height of the decked platform needs to be raised a little higher than the height of the historical flagged patio.

Due to undulation and sloping in the garden area, the height of the proposed platform above the adjoining ground level varies- so whilst some parts of the decking will be more than the 0.3m above the adjoining ground level (as prescribed for permitted development), large sections are also below 0.3m in height above the adjoining ground level- which I believe means that the proposal is lawful (as defined in Householder Technical Guidance).

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.

Other

Other (please specify)

Level External Recreation (Stone Patio Area)

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Level External Recreation (Wooden Decked Area)

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 use for the area remains unchanged.
The footprint of the proposed platform follows the footprint of the historical patio.
The proposal allows Occupational Health recommendations for wheelchair user (my disabled son) to be met in the most flexible and cost effective way with level access into the rear of the house and the ramped access into the back garden.
The proposal meets the specification / costs defined in approved DFG application for complying with OT recommendations.
The platform meets the specification in Householder Technical Guidance with the height being below 0.3m above a large part of the adjoining ground level.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

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.

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?

- Yes
 No

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Martin Shaw

Date

05/09/2024