



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jan

Surname

Walsh

Company Name

Address

Address line 1

Ravelston House

Address line 2

Cross Lane

Address line 3

Waddington

Town/City

County

Country

GB

Postcode

BB7 3JH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

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 existing use of the land is a garden. It has been a garden since 1955. The proposed development is a domestic open-sided gazebo constructed of 4 timber supports and a pitched roof tiled in natural grey slate, to compliment the natural grey slated roof of the dwelling house. The gazebo will not be within 2m. of the house; the maximum height will be 3.2m.; the footprint area will be 4m x 4m resting on Indian Stone paving stones; it will not be at the front of the house; the total area will not cover 50% of the total garden area; it will be in the rear garden; the structure will not be permanent; it will not be attached to the house. A search of the Plotting Sheets, by appointment at RVBC, on the 20th April showed that Ravelston House has not had Permitted Development Rights removed. Accordingly, the proposed gazebo will be lawful as the Permitted Development Rights are in tact.

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

A search of the Plotting Sheets(Grid Ref 7244) on the 20th April 2026 at the offices of RVBC showed that Ravelston House has not had Permitted Development Rights removed.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☐ Permanent
☒ Temporary

If Temporary please give details

The proposed gazebo will be by its very nature be temporary in the long term as it is being constructed of timber.

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

A LDC should be granted because: it will be a domestic gazebo; it will not be within 2m of the dwelling house; the max height will be 3.2m; it will not be at the front of the house; the total area will not cover 50% of the total garden area; it will be in the rear of the garden; the structure will not be permanent; it will not be attached to the house.

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Jan Walsh

Date

20/04/2026