



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Stables"/>
Address line 1	<input type="text" value="Bromyard Road"/>
Address line 2	<input type="text" value="Staplow"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ledbury"/>
Postcode	<input type="text" value="HR81NP"/>

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

Easting (x)	<input type="text" value="369102"/>
Northing (y)	<input type="text" value="241516"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Kriss & Gareth"/>
Surname	<input type="text" value="Saunders"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Stables, Bromyard Road"/>
Address line 2	<input type="text" value="Staplow"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ledbury"/>

2. Applicant Details

Country

Postcode

HR81NP

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Caroline

Surname

Grey

Company name

SEAGREY Design Ltd

Address line 1

Office 16

Address line 2

Sandfields Business Centre

Address line 3

Purcell Avenue

Town/city

PORT TALBOT

Country

Postcode

SA12 7PQ

Primary number

Secondary number

Fax number

Email

4. 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)

Conversion of existing outbuilding into an accommodation annex, closing up central access into the garden of the main House and adding two new doors and a window to the Front Elevation, plus one door to the Rear Elevation to creat a new access to the main House.

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)

5. Grounds for Application

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 previous owners had converted part of the outbuilding into a small living area with shower room and tiny kitchen facility. The current owners wish to provide an annexe with living accommodation for one of them to reside in separately from the main House for privacy. The Annex will not be totally separate due to access through to the garden and utility services shared with the House.

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

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?

The work completed would be in keeping with the external visual aspects of the outbuilding and as half the building is already partly usable for accommodation this would complete a reasonable use of the space. Also the use would remain within the curtilage of the main House as it could not be separated due to the reasons mentioned above.

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

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)

14/08/2020