

Development Management, Economic Development and Planning,
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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

Mr

First name

Robin

Surname

Spicer

Company Name

Address

Address line 1

2 Brownway Cottages

Address line 2

High Post Rd

Address line 3

Town/City

Netton

County

Country

GB

Postcode

SP46AR

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 land forms part of the residential curtilage of the property and has been in continuous lawful use as a private domestic garden associated with the dwelling.

There have been no changes of use, enforcement actions, or breaches of planning control affecting this land to my knowledge. The proposed installation of a fence and gate is entirely within the existing boundary of the property and does not alter the lawful use of the land.

No new buildings are being created; the proposal relates solely to minor boundary treatment within the established residential use.

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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

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 fence and gate are to be installed entirely within the residential boundary of the property and fall within permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015.

The development does not alter the use of the land, which remains within Use Class C3 (residential), and the installation is minor in scale, serving as a boundary treatment for safety and security purposes.

The gate will open inwards, away from the highway, and there is a section of highway land between the property boundary and the carriageway, ensuring no obstruction to the public highway or impact on visibility.

As such, the proposal complies with permitted development criteria and does not require planning permission, and a Lawful Development Certificate should therefore be granted.

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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Liaison Officer

Date (must be pre-application submission)

14/04/2026

Details of the pre-application advice received

Copied text from email:

"Thank you for your email and for confirmation that the fence and gates do not require planning permission you will need to submit a certificate of lawfulness existing and you can apply for this via the Planning Portal - Planning applications - Planning applications - Planning Portal"

In addition, I have already spoken with the Highways Engineer, Grish Lohani, who recently assisted with the drop kerb installation. She indicated that this should be acceptable, provided the structure is entirely within my boundary, does not encroach onto highway land, and that the gate opens inwards away from the highway.

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

Robin Spicer

Date

27/04/2026

Amendments Summary

Add site plan and updated boundary