

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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 domestic garden (curtilage) of the dwellinghouse. Its existing and historic use has always been wholly residential, serving as private garden space for the enjoyment of the occupiers. No non-residential or commercial activity has ever taken place on this land, and there has been no change of use at any point.

The proposed bake shed does not alter this lawful use. It remains fully incidental to the residential enjoyment of the property and does not introduce any material change of use. The primary planning unit continues to be a single private dwelling.

Why the Existing Building Is Lawful

The structure in question is a small wooden garden shed located within the residential curtilage. It has been erected in accordance with Permitted Development Rights under Class E, Part 1 of the General Permitted Development Order (GPDO) 2015 (as amended).

Specifically: It does not exceed 2.5 metres in height within 2 metres of a boundary.

It is not located forward of the principal elevation of the dwelling.

It occupies less than 50% of the total curtilage.

It is a typical domestic outbuilding used in connection with the enjoyment of the dwellinghouse.

As it meets these criteria, the building is lawful and did not require planning permission at the point of construction. Its lawful status is therefore established under permitted development rules.

In summary. The land has always been used lawfully as domestic garden space.

The shed is a lawful domestic outbuilding constructed under permitted development.

No operational development requiring permission has taken place.

No change of use has occurred or is proposed.

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

The only building being built is a shed bought from B&Q for £139.99. the size of this is Dimensions: 52D x 84W cm. Top: 188Hcm. Eaves: 159Hcm.

Material: Fir wood; Overall Dimension: 84L x 52W (cm);

Cakes will be baked in my domestic oven in my domestic kitchen as this is a very very small secondary business to my main employment.

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

Other

Other (please specify)

To prove that this is not a large business. There are no extreme changes made to the property.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Honesty Shed for baked goods.

Is the proposed operation or use

- Permanent
 Temporary

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

I consider that a Lawful Development Certificate should be granted because the proposal does not constitute development requiring planning permission under Section 55 of the Town and Country Planning Act 1990.

The use of the small garden shed as an honesty-style bake shed is incidental to the primary residential use of the dwelling. The activity is extremely small-scale, involves no staff, produces no noise or disturbance, and does not generate traffic beyond what is typical for an ordinary residential property. It therefore does not amount to a material change of use.

The structure itself is a lawful domestic outbuilding that meets the criteria for Permitted Development under Class E of the GPDO 2015 (as amended). No operational development is proposed that would alter its lawful status.

The bake shed does not affect the residential character of the property, does not introduce commercial activity of a scale requiring planning control, and has no negative impact on neighbours or the wider area. The proposal is therefore considered lawful within the meaning of the Planning Acts, and a Certificate should be issued to confirm this.

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

Cheryl Bagnall

Date

17/11/2025

