Planning Statement

Lawful Development Certificate – Proposed Use or Development

Applicant: Marian Paraschiv

Site: 45 Birk Avenue, Barnsley, S70 3AQ

Business: Nova Private Hire LTD

1. Proposed use

The proposal is to use one existing bedroom within the applicant's home as a home office for the administration of Nova Private Hire LTD, a private hire operator business. The business will be managed from the property using online bookings and associated administration.

2. Predominant use of the property

The property will remain the applicant's family home. Its predominant use will remain residential. Only one room (one existing bedroom) will be used for business administration as a home office. The applicant lives at the property.

3. Number of vehicles and storage

One private hire vehicle will be kept overnight on the property's existing driveway. No additional parking area or hardstanding is proposed.

4. Nature and hours of business activity

The activities at the property will be limited to online booking administration and general business administration for the private hire operator. The proposed administrative hours are 8:00am to 4:00pm (eight hours per day). The proposal is permanent and has not yet started.

5. Visitors and effects on the residential property

No customers, employees or other drivers will visit the property in connection with the business. The business will be administered online from the home office. No external building works or alterations are proposed. The property will continue to function as the applicant's family home.

6. Purpose of application

The applicant seeks a Certificate of Lawfulness for the proposed use home-based private hire operator activity without the need for full planning permission.

Date: 17.11.2026 Signature: