

Planning Service
16 Lord Street
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wreccsam LL11 1LG

Llinell Gymorth: 01978 292016
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for a Lawful Development Certificate for an Existing use or operation
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of
the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2013

P 72014 / 0579

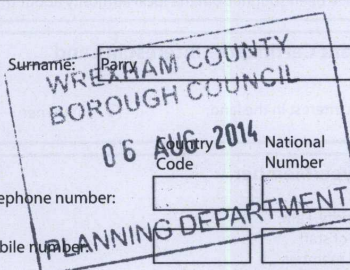
Publication of applications on planning authority websites

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. Applicant Name, Address and Contact Details

Title:	Mr	First name:	William John	Surname:			
Company name:							
Street address:	Borras Hall			Telephone number:			
	Borras Hall Lane			Mobile number:			
				Fax number:			
Town/City:	Wrexham			Email address:			
County:							
Country:	Wales						
Postcode:	LL13 9SG						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No



2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Tom	Surname:	Mason		
Company name:	Forge Property Consultants Ltd						
Street address:	Lane End			Telephone number:			
	Tedsmore Road			Mobile number:			
	West Felton			Fax number:			
Town/City:	Oswestry			Email address:			
County:	Shropshire						
Country:	United Kingdom						
Postcode:	SY11 4ER						

tom.mason@forgeproperty.co.uk

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14/08/2014 16:16:29
BATHER1G

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Five Oaks		
Street address:	Borras Hall Lane		
	Llan-y-Pwll		
Town/City:	Wrexham		
County:			
Postcode:	LL13 9SG		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	337220
Northing:	352712

Description:

Detached, brick built residential dwelling under a tiled roof. Dwelling comprises an entrance hall, kitchen, shower room, lounge, games room, study, dining room, family bathroom and four bedrooms. Situated in a reasonable sized garden.

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- ☐ An existing use
- ☐ An existing operation
- ☒ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes: Other:

8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

Five Oaks has been occupied since April 2002 as a single dwelling in accordance with use category C3 by persons not employed or last employed in any form of agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry, nor have any of the dependants of such persons been employed or last employed in any form of agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry.
There for we apply for a lawful development certificate to make the occupation of this dwelling by people who are not employed in agriculture or last employed in agriculture a lawful act.

9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

- ☒ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number: WRDC/8282 Condition number: 2 Date: 28/02/1974

Please state why a Lawful Development Certificate should be granted:

Five Oaks has been occupied since April 2002 as a single dwelling in accordance with use category C3 by persons NOT employed or last employed in any form of agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry, nor have any of the dependants of such persons been employed or last employed in any form of agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry.
Please see the Statutory declaration and further supporting document mentioned within it as proof of the above.

10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

01/04/2002

In the case of an existing use or activity in breach of conditions has there been any interruption?

☐ Yes ☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought:

☐ Yes ☒ No

10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☐ Yes ☒ No

11. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

12. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

☒ Date: 23/07/2014

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.