DEVELOPMENT SERVICES
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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: 13

Suffix:

Property Name:

Address Line 1: Ella Bank Road

Address Line 2: Marlpool

Address Line 3: Derbyshire

Town/city: Heanor

Postcode: DE75 7HF

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

Easting (x): 444115

Northing (y): 346178

Description:

Applicant Details

Name/Company

Title

MR

First name

Craig

Surname

Slater

Company Name

C.Slater Property and Garden Services

Address

Address line 1

25

Address line 2

Doveridge road

Address line 3

Town/City

Burton on Trent

County

Staffs

Country

Postcode

DE159GB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MR

First name

Craig

Surname

Slater

Company Name

C slater property and garden services ltd

Address

Address line 1

25 Doveridge Road

Address line 2

Address line 3

Town/City

Burton on Trent

County

Country

United Kingdom

Postcode

DE159 GB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Changing access to allow vehicles to cross to park. Currently, in front of the customers property is a 5x full kerbs, so to park their car they are traversing the full kerb. The request is to provide single vehicular access to customers drive at front of property, mirroring neighbours highway access. Creating a safe access point.
Existing full kerbs to be removed. Replaced with 1x transition kerbs and 5x flat kerbs. Then tarmacked making good the public footpath.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Current use same as future, as customer is already parking vehicle outside there property.

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

No buildings to be altered
only access from highway to property by changing kerbs
creating safe access point

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.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] 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 for this proposal for the following reasons:
The proposed dropped kerb constitutes permitted development - The proposal meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order) for works carried out by a local highway authority. Dropped kerbs for vehicular access are normally delivered under Highways Act 1980 Section 184 powers, meaning the act of lowering the kerb itself does not constitute development requiring planning permission, provided no additional engineering works beyond the standard crossing are required. No enlargement, alteration or extension of the dwelling
The works take place solely within the public highway boundary and at the immediate interface between the carriageway and the footway.
No part of the dwelling or its curtilage is altered, extended or changed in appearance as a result of this proposal. No material change of use of the land
The proposal does not involve a change of use of any part of the property or surrounding land.
The lawful use of the property as a residential dwelling remains unchanged. No conflicts with planning restrictions
To the best of my knowledge:

The property is not subject to an Article 4 Direction removing permitted development rights.
The property is not a listed building.
The site is not within a conservation area where restrictions may apply.
No previous planning conditions exist that restrict the formation of a vehicular access or driveway.

As such, no planning constraints exist that would prevent the works being carried out lawfully. The works are minor highway alterations required for safe access
The dropped kerb is required to allow safe, authorised access from the highway to the existing frontage of the property.
The specification, alignment and construction will follow the standards set by the local highway authority, and no impacts on: highway safety, adjoining properties, or visual amenity are expected.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] 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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED ******

Have they been informed of the application?

⊘ Yes
◯ No

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

Craig Slater

Date

05/03/2026