



## Planning Services

Merrion House  
110 Merrion Centre  
Leeds LS2 8BB

**Application:** 23/05901/CLP

**Applicant:** Mrs K Guiding

**Address:** Brandon Royd Farm  
Bridle Path Road  
Shadwell  
Leeds  
LS17 9NB

Lawful development certificates for existing or proposed development in pursuant of Sections 191 and 192 of the Town and Country Planning Act 1990 are determined based on a legal test and a matter of fact. For that reason these types of application are not subject to consultation. If the local planning authority is satisfied that the appropriate legal tests have been met it will grant a lawful development certificate.

The Lawful Development certificate is a legal document stating the lawfulness of the past, present or future building use, operations, or other matters. If granted by the Local Planning Authority, the certificate means that enforcement action cannot be taken against the development referred to in the certificate.

However, the certificate will not protect from enforcement action by the planning authority if the specified use is then changed 'materially' without a planning application for it.

Please read below for the specifics of this Lawful Development Certificate

This is an application to assess whether the proposed development complies with permitted development rights that apply to single dwellings. This type of application is not publicised and comments from the public do not form part of the consideration.

This particular application requests an assessment of whether a proposed outbuilding to the rear falls within Schedule 2, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or as amended).

If the Certificate is granted then the proposed extension (as submitted to us) can be built without requiring planning permission. If it is refused then planning permission will need to be applied for.