

## **Certificate of Lawfulness – Ulceby Lodge, Ulceby**

1 The application is made due to the fact that when the present owner of the premises commenced proceedings to market the site, it transpired that the “outbuilding” in the rear garden did not have Planning Approval and neither did it comply with any of the Permitted Development opportunities. This had not been an issue on initial purchase but to be certain that it would not be a problem in future disposal it was felt appropriate to apply for a Certificate of Lawfulness.

2 As will be seen from the various attached documents the building of the “timber store/office attached to the rear of the garage” was wholly completed over 10 years ago (albeit that alterations and improvements to the structure of the building have taken place over the intervening years). Whilst the evidence presented in “A” below will confirm the completion over ten years ago in fact it is appreciated that the requirement for building works as per Part VII of the Planning Act 1990 sections 191 and 171 only require a 4 year period for substantial completion.

3 The attached documents are:

A Aerial Photo with Red ring around the building which was taken as shown on the 16<sup>th</sup> June 2010.

B Copy of DDM Property Details from 22<sup>nd</sup> Nov. 2012 describing the specific store/office.

C Site plan and block plan prepared for the “Pre App” dated 29<sup>th</sup> April 2020.