

# Why Planning is Made Simple with Joal Leisure

In our experience a call made to the council as an initial enquiry for planning will more often than not result in the answer of no. That is why it is so important to have your planning consultant negotiate on your behalf.

Our planning team's advantage is that we specialise in obtaining planning permission for our type of homes on a daily basis.

Securing your home prior to submitting an application increases your chance of obtaining planning as the council can see pictures, floor plans, dimensions of your chosen home.

It is important that your application is worded in the correct manner so there is no misinterpretation from the council

If you don't receive planning we cannot supply you the home of your choice. So unlike other planning consultants we have just as much invested in your success

# Planning Made Simple with Joal Leisure

## **Step One – ‘Secure Your Home’**

Thank you for choosing to buy your home from Joal Leisure. Now you have found your perfect home you must secure this home prior to proceeding with the Joal Leisure Planning Package. Securing your home *prior to submitting* your planning application will help *strengthen your case* as the council will *have visuals and plans of the home* your planning application will refer to. To secure your chosen home from Joal Leisure all we require is a 10% deposit.

If your planning application is not successful your deposit will be fully refunded. This will be specified on your sales contract.

## **Step Two – ‘Certificate of proposed lawful use’**

The second step in this process is to complete the attached questionnaire which will enable our Specialist Planning Consultants to proceed with an application called ‘Certificate of proposed lawful use’.

Our Specialist Planning Consultants will submit a certificate of proposed lawful use through your Local Planning Office. Certificate of proposed lawful use is one of the most *cost effective, shortest types of applications* and the most suitable application to meet your needs.

The average certificate of proposed lawful use application will take 6 – 8 weeks.

The cost of this application is £595 Inc VAT. **However if your application is successful Joal Leisure will credit the £595 Inc VAT against the purchase price of your selected home.**

Please complete the attached form and send to us along with a cheque made payable to Joal Parks Ltd for £595 Inc VAT.

## Certificate of Proposed Lawful Use Questionnaire

Please Accept this form as confirmation of instructions to carry out any assessment of the relevant planning requirements and merits for (please insert your name).....

The following provides details of your, site, and nature of development to assist in the advice.

1. Name .....
2. Address.....
3. Contact  
Home .....
- Mobile .....
4. Site Address.....  
.....
5. Name of the land authority (if known).....
6. Ownership status of the site.....
7. If not owned by you, then name of owner.....
8. Address of Owner (if different from site).....  
.....
9. What is the current use of the site.....
10. Type of Dwelling.....
11. Plans included .....yes.....no.....
12. Photographs included.....yes.....no.....
13. Is Future use of the Dwelling:  
Residential.....  
Commercial.....  
Leisure .....
- Other.....Please state.....

14. If Residential:

Please provide as many details as possible on the future use of the dwelling and specify if it is temporary or permanent.

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Independent Dwelling or ancillary to the main house

.....  
.....

If it is ancillary, what is the need for ancillary living accommodation?

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15. If Commercial:

Please provide as many details as possible on the future use of the home and specify if it is temporary or permanent

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16. If Leisure

Please provide as many details as possible on the future use of the home and specify if it is temporary or permanent

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17. If Other

Please provide as many details as possible on the future use of the home and specify if it is temporary or permanent

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In returning this form I also enclose a copy of your signed Terms and Conditions for a fee of £595.00 (five hundred and ninety five pounds)

Signed .....Dated.....