You can use the Planning Portal to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3)

Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class O

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 2(5) land, is a Listed Building or is within the curtilage of a listed building or the site is, or contains, a Scheduled Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mrs	First name:	J.
Last name:	Everist-Young		
Company (optional):			
Unit:		House number:	House suffix:
House name:	C/O Agent		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr.	First name:	Carl
Last name:	Copestake		
Company (optional):	Knights Professional Services Limited		
Unit:		House number:	House suffix:
House name:	The Brampton		
Address 1:	Newcastle-under-Lyme		
Address 2:			
Address 3:			
Town:			
County:	Staffordshire		
Country:			
Postcode:	ST5 0QW		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:	Building suffix:
Building name:	Caverswall Park Farm		
Address 1:	Caverswall Lane		
Address 2:	Caverswall		
Address 3:	Stoke-on-Trent		
Address 4:	Staffordshire		
Postcode:	ST3 6HP		

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Change of use of existing offices (Use Class B1) to 1 no. dwelling (Use Class C3).

The site is located in Flood Zone 1 and it not at risk of flooding from ground water, nearby rivers or coasts.

In terms of highway impacts, the site is currently in use as offices. An existing car park is used by employees to provide off street car parking. The proposed change of use for 1 no. dwelling houses would not have a materially greater impact upon the safe operation of the existing highway network than the existing office use.

The accompanying site layout plan shows how parking can be provided for the approved and proposed unit on the site. The existing car park that is currently being utilised by the existing office use can be retained for visitor parking.

In light of the above, there is not considered to be any highway impacts associated with the proposed development.

In terms of contamination risks, the offices were implemented as a change of use from agricultural buildings following the grant of planning permission under application number 2010/1012, with the conditions being discharged shortly afterwards under application number 2010/0820. The approval was then implemented and the offices are still occupied for B1 purposes. As such, any contamination as a result of any previous agricultural uses of the buildings no longer exist and therefore, there are no contamination risks on the site.

If the building was not in use on 29th May 2013, when was it last in use? Date (DD/MM/YYYY)

What was the use of the building on 29th May 2013 or the last use before that date?

B1 (offices).

Please also see the accompanying statutory declaration of the applicant

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

- [x] All sections of this notification completed in full, dated and signed (typed signature if sent electronically).
- [x] The correct fee
- [x] A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Carl Copestake	18/01/2016	(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01782 619225	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

carl.copestake@knights1759.co.uk