STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	Ms	First Name:	Louise	Surname:	Ellerington
Company name:					
Street address:	Fernbank, Reacliffe Road				
				Telephone number:	
				Mobile number:	
Town/City:	RUDYARD			Fax number:	
Country:				Email address:	
Postcode:	ST13 8RS				

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Fernbank		
Street address:	Reacliffe Road		
Town/City:	RUDYARD		
Postcode:	ST13 8RS		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	394730
Northing:	358911

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. 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:

The small parcel of land, which currently exists as a slippery muddy slope, sits on the eastern elevation between the wall of the dwellinghouse and the conservation area boundary. It is however located outside this conservation area. I would assume that the previous owners of the property would have used this as a type of garden area or walk-through to the rear paddock.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

An application was submitted to SMDC in November 2016 to extend the current dwellinghouse incorporating this parcel of land. Following conversations between the Planning Officer and our Planning Consultant, it was decided to withdraw the application just prior to a final decision and notification. That application number was SMD/2016/0724.

A number of relevant documents were uploaded as part of that application, are relevant to this one and can be referenced for this purpose. Those are:
- Location plan
- Site block plan
- Site plan as existing
- Floors and elevations as existing
- Bat report
- Notification from Steve Massey to the Planning Officer confirming nearest tree to the proposed site was 11 metres away.

Additional documentation uploaded here to support this application are:

- Site plan as proposed
- Floors and elevations as proposed
- Site photographs

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: C3 - Dwellinghouses

Is the proposed operation or use: ◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed building will fully comply with GPDO 2015, Schedule 2, Part 1(Class E) and sit outside both the conservation area and the 2 metre boundary of the conservation area to allow for the required height. The building will be designed and used to be incidental to the enjoyment of the dwellinghouse and will therefore qualify for Class E use where no Article 4 direction (Class E) is in place for this location.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ◉ Yes ○ No

8. Description of Proposal

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The proposal is to create a garden room and plant room building to the side of the existing property on the eastern elevation set slightly back from the principal elevation. The plant room area is to accommodate a future Ground Source Heat Pump, how water storage equipment and all associated pipework and metering. The building will sit on a sloping site with eaves height of 2.45 metres and ridge height of 3.95 metres at the highest ground level. All drainage will be made to a newly constructed soakaway system as agreed by the local Building inspector.

The floor levels will be dictated by the slope of the land with the plant room floor being set by the ground level at its highest point and the garden room floor being created at a lower level to suit the lower slope and dug back to the depth of the garden room of 5.5 metres. This will create a single building with one storey height and split floor levels separated by an internal wall between the garden room and plant room.

Does the proposal consist of, or include, a change of use of the land or building(s)? ○ Yes ◉ No

Has the proposal been started? ○ Yes ◉ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ○ The applicant ◉ Other person

If Other has been selected, please provide:

Title: Mr First name: Robert Surname: McGhie

Telephone number: 07802-380184

Email Address: mcghie.rob@gmail.com

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑ Date 14/02/2017

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.