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:	Mr	First Name:	Steven	Surname:	Corbishley
Company name:					
Street address:	7 Kingsley View				
	Cheddleton			Telephone number:	
	Leek			Mobile number:	
Town/City:				Fax number:	
Country:				Email address:	
Postcode:	ST13 7NT				

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:	7	Suffix:	
House name:			
Street address:	Kingsley View		
Town/City:	CHEDDLETON		
Postcode:	ST13 7NT		

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

Easting:	397998
Northing:	352241

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: James Surname: Stannard

Reference:

Date (DD/MM/YYYY): 05/04/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Good Afternoon Mr Corbishley

I am writing to provide a summary of the meeting we had this morning to give you some direction for what to do next.

Overview:

- Proposed change of use for part of an existing residential dwelling (7 Kingsley View, Cheddleton) to Bed and Breakfast accommodation

Advice Given:

- Considered to be Change of Use application from C3 (dwelling house) to C1 (Guesthouse)
- Within development boundary and therefore principle of development is acceptable
- Need to consider whether any external works to the building are proposed
- Main issues to consider for application are:

o Design (if external works proposed)
o Residential Amenity (impact on neighbours)
o Highway Safety (additional parking)

- Will need to provide a Location Plan together with Existing and Proposed floor plans (To scale) as part of application
- Might be helpful to submit a Design and Access Statement setting out the need for development and business strategy and an assessment of the issues above

I hope that the above is helpful.

I would be grateful if you would confirm receipt of this email and an understanding of the advice given

Regards

James Stannard
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

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:

7. Grounds for Application

We have carefully considered our neighbours and any impact which this part change of use may have on them. Due to the very low key of the guests we anticipate staying here, any impact would be negligible. The room we intend to let out does not over look anyone's property other than our own garden. The market we are appealing to will be of the more mature generation, as we will not have a family room, and never more than 2 guests at anytime. No pets will be accepted, so we anticipate zero noise nuisances. We aim to appeal to walkers, climbers, cyclists and people who appreciate the outstanding natural beauty of the area in which we live.

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

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: C1 - Hotels

Is the proposed operation or use: (•) Permanent ( ) Temporary

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

Our overall aim is to attract people into the area and promote tourism in the Staffordshire Moorlands. This will help to generate further business for other traders within the area and its local surroundings.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ( ) Yes (•) No

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

The application is to change one room from class C3 dwelling house to class C1 Holiday Annex.

The part change of use, of one room only, will be within the existing development boundary with no external works being required.

We have carefully considered our neighbours and any impact which this part change of use may have on them. Due to the very low key of the guests we anticipate staying here, any impact would be negligible. The room we intend to let out does not over look anyone's property other than our own garden. The market we are appealing to will be of the more mature generation, as we will not have a family room, and never more than 2 guests at anytime. No pets will be accepted, so we anticipate zero noise nuisances. We aim to appeal to walkers, climbers, cyclists and people who appreciate the outstanding natural beauty of the area in which we live.

The Holiday Annex will have its own separate entrance from our home. Access will be via the side steps which are already in place. All necessary health, safety and fire precautions will be put into place as required.

The road leading up to our property is of a low volume traffic flow with only cars no heavy goods vehicles or buses. Parking will be off road, causing no obstruction to highway traffic. The property has two driveways with ample parking available.
Our overall aim is to attract people into the area and promote tourism in the Staffordshire Moorlands. This will help to generate further business for other traders within the area and its local surroundings.

If Yes, fully describe the existing or the last known use, with the date when this use ceased:

Current use of the property is class 3 dwelling house.

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

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 22/06/2017

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.