STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

**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: | Jonathan |
| Surname: | Reynolds | | |
| Company name: | | | |
| Street address: | The Coach House, Dunwood Lane | | |
| | Dunwood | Telephone number: | [redacted] |
| | | Mobile number: | |
| Town/City: | Longsdon | Fax number: | |
| Country: | | Email address: | [redacted] |
| Postcode: | ST99AP | | |

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: | The Coach House | | |
| Street address: | Dunwood Lane | | |
| | Dunwood | | |
| | | | |
| Town/City: | Longsdon | | |
| Postcode: | ST99AP | | |

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

| | |
|---|---|
| Easting: | 394381 |
| Northing: | 354714 |

Description:

Proposed conversion of the existing garage to form Lounge space

## 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 existing garage is part of the dwellings existing curtilage and the proposed conversion of the space conforms with the permitted development rights in existence for the property

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

Proposals illustarted as per the attcahed drawing Coach House -02 revision A

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 C3 dwelling classification does not change and the floor area for the dwelling remains as existing. The loss of the garage space does not affect the car parking ability for the dwelling which can accommodate in excess of three cars within the external yard space plus associated turning manoeuvres.

## 8. Description of Proposal

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

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 existing garage door is to be replaced with a pair of French windows and internal alterations to remove a separating wall within the garage space with new floor slab over flush with the existing dwelling floor level.

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)

## 9. Site Visit

○ 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 25/04/2018

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.