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. Site Address

Number	
Suffix	
Property name	New House
Address line 1	Beat Lane
Address line 2	
Address line 3	
Town/city	Rushton Spencer
Postcode	SK11 0QY

Description of site location must be completed if postcode is not known:

Easting (x)	392858
Northing (y)	361612

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	John
Company name	
Address line 1	New House, Beat Lane
Address line 2	
Address line 3	
Town/city	Rushton Spencer

2. Applicant Details

Country	
Postcode	SK11 0QY
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	ctd
Surname	architects
Company name	ctd architects
Address line 1	Clerk Bank House
Address line 2	Clerk Bank
Address line 3	
Town/city	LEEK
Country	
Postcode	ST13 5HE
Primary number	01538373477
Secondary number	
Fax number	
Email	sarah.evans@ctdarchitects.co.uk

4. 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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed demolition of existing conservatory, porch and existing kitchen/utility to the South Elevation, (built in 1997 and 1970's respectively) to facilitate construction of single storey, extension with pitched roof to side elevation of existing house. In accordance with The Town and Country Planning (General Permitted Development) Order 2018. Please refer to drawings AL 03, AL 04, AL 05 and AL 06

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

5. Grounds for Application

Information about the existing use(s)

5. Grounds for Application

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

New House is a detached two-storey dwelling located to the West of Rushton Spencer within a group of rural buildings on Beat Lane. It was built in 1901 in red brick and a clay tile roof, with a single storey extension to the principal front elevation built in the 1970's with a flat roof and parapet as shown on the enclosed photographs. A kitchen/utility/porch extension to the side elevation of the existing house was also constructed in the 1970's, with later addition of a conservatory to the side elevation in the 1990's.

The principal elevation overlooks the garden and was defined as such by Staffordshire Moorlands District Council in the officer's determination of previous application SMD/2016/0746.

The demolition of the kitchen/utility/porch structure plus conservatory facilitates their replacement with a single storey pitched roof extension in matching materials to the original dwelling house and sized in accordance with the requirements of The Town and Country Planning (General Permitted Development) Order 2018.

As outlined in the accompanying drawings, the single storey structure is proposed to be constructed with maximum 4 metre ridge height, and proposed width of 50% the width of the original dwelling house and set behind the line of the original Principal Elevation. Confirmation by Lawful Development Certificate is sought under this application.

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

The following drawings are enclosed to support the application:
1899 AL 01 - Site Location Plan
1899 AL 02 - Site Plan 'as existing'
1899 AL 03 - Ground Floor Plan 'as existing and proposed'
1899 AL 04 - Front Elevation 'as existing and proposed'
1899 AL 05 - Rear Elevation 'as existing and proposed'
1899 AL 06 - Side Elevation 'as existing and proposed'

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:

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:

Is the proposed operation or use ◉ Permanent ○ Temporary

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

A Lawful Development Certificate is sought to confirm that the proposed works as outlined in the supporting drawings conform with the stipulations of The Town and Country Planning (General Permitted Development) Order 2018, and therefore permitting the applicant to carry out the works lawfully without the requirement for Planning Approval.

6. 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

7. Pre-application Advice

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

8. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(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

9. Interest in the Land

Please state the applicant's interest in the land

- (•) a) Owner
- ( ) b) Lessee
- ( ) c) Occupier
- ( ) d) Other

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 (cannot be pre-application)	09/08/2018