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	Rownall Ridge
Address line 1	Rownall Road
Address line 2	
Address line 3	
Town/city	Wetley Rocks
Postcode	ST9 0BT

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

Easting (x)	395200
Northing (y)	349404

Description

2. Applicant Details

Title	Mr
First name	Ian
Surname	Podmore
Company name	
Address line 1	Rownall Ridge
Address line 2	Rownall Road
Address line 3	
Town/city	Wetley Rocks

2. Applicant Details

Country	
Postcode	ST9 0BT
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Mr
First name	robert
Surname	mcguinness
Company name	RLM Associates
Address line 1	11 ashdale road
Address line 2	the mount
Address line 3	
Town/city	leek
Country	United Kingdom
Postcode	ST13 6QZ
Primary number	01538381122
Secondary number	07980864380
Fax number	
Email	robertmcguinness@aol.com

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)

Erection of ancillary single storey detached outbuilding forming a triple bay garage/garden store in connection with existing residential use of land and buildings.

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

Not Applicable.

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

Block and Location Plan RLM932-5D
Technical Guide Extract Pages 42 - 45 inclusive

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 garaging is ancillary to the main use of the premises as a single dwelling and has been designed to be within the parameters of permitted development under Class E1 Paragraphs a) - f) inclusive - paragraphs g) to j) do not apply in any event.

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?

○ 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

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	SMD/2018/0769

Date (Must be pre-application submission)

28/06/2019

Details of the pre-application advice received

Advise on pd rights and previously submitted scheme proposals

8. Authority Employee/Member

With respect to the Authority, is the applicant and/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

8. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ◉ Owner
- ○ Lessee
- ○ Occupier
- ○ 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)	02/08/2019