



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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	80
Suffix	
Property Name	Rownlea
Address Line 1	Washerwall Lane
Address Line 2	
Address Line 3	Staffordshire
Town/city	Werrington
Postcode	ST9 0LR

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

Easting (x)	Northing (y)
393462	347537

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Bagnall

Company Name

Address

Address line 1

80,washerwall lane

Address line 2

Werrington

Address line 3

Town/City

Stoke on trent

County

Country

United Kingdom

Postcode

St90lr

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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)

A new lean-to PVC Conservatory to be fitted to the rear of the property. The Conservatory Will be a PVC , modular design. lean-to type conservatory. with a gradual sloping roof away from the property. There will be a 600mm high brick base wall, that the modular PVC window sections will be installed to. The stone work will be rendered the same design to match the house's existing render. The Conservatory will have a total length of 4.3 meters and a width of 3 meters. The hight form the highest point of the roof will be 2.8 meters. The lowest hight on the eve's end will be 2.4m.

There will be a hardcore type sub base laid inside of the foundation wall to support a sound flooring to the required hight of the property. The rain off water will be taken into an existing soakaway system. The roof design will be a clear polycarbonate sectioned roof to comply with conservatory regulations. There will be a single access door to the south/east of the conservatory (on the side of the conservatory). All operation's will be carried out correctly to comply with building regulations.

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

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

I believe the proposed development is lawful under the permitted development act. All work to be carried out will comply with the fundamental rules of permitted development. The property is a detached bungalow which is owned outright by myself. There is sufficient land around the property to comply with the rule that there must be no more than 50% of the land plot to be developed into building or structures, including sheds and outbuildings ect. I feel that My application meets the said requirements with ease, and is therefore lawful.

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

Select the use class that relates to the existing or last use.

Other

Other (please specify)

The class of construction is a new conservatory built onto the back of an existing dwelling house.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

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?

I believe that a certificate of lawfulness should be granted to my application for the following reasons.

I believe that this development is lawful under permitted development act, since all needed requirements are met and the size of the proposed constructing lies well under the maximum size that I am allowed under the regs of building a conservatory. I have also carefully designed the conservatory to be of minimal of an impact to my neighbours and to anyone concerned locally.

I Want to ensure that any developments to my property are built correctly, lawfully and meet building regulations. Should I ever want to sell my house, then I would also have the correct documentation to support any previous building work carried out to my property.

Therefore I would be most grateful for a certificate of lawfulness to be granted to my proposal.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

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

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

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?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Thomas Bagnall

Date

31/12/2024