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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 (General Development Procedure) Order 1995

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Gary | Surname: Goldstraw

Company name:

Street address: Braeside, Ashbourne Road, Bradnop

Town/City: Leek

County:

Country:

Postcode: ST13 7LZ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Henson

Company name: Moorland Architectural Services

Street address: 4 Meigh Road, Werrington

Town/City: Stoke on Trent

County:

Country:

Postcode: ST9 0jy

	Country Code	National Number	Extension Number
Telephone number:	01782	302021	
Mobile number:			
Fax number:			

Email address: dave.henson@ntlworld.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Braeside

Street address:

Bradnop

Town/City: LEEK

County:

Postcode: ST13 7LZ

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

Easting: 400429

Northing: 355463

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: Rob Surname: Duncan

Reference: none

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

Details of the pre-application advice received:

Pre app discussions were held between Mr R Duncan and Mr M Sutcliffe regarding a previously refused scheme. The advice given was to reduce the overall height, scale and massing of the building. These comments have been incorporated into proposed design such that Planning consent is no longer considered to be required.

5. Interest in Land

Please state the applicant's interest in the land: (●) a) Owner ( ) b) Lessee ( ) c) Occupier ( ) d) Other

If No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

Have they been informed of the application? ( ) Yes ( ) No

If No, why have they not been informed?

6. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) 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:

N/A

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

N/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:

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?

The proposed building is to be used by the applicant for his and his families personal enjoyment which will be ancillary to the main dwelling and is considered to be compliant with the criteria set down in the The Town and Country Planning (General Permitted Development) Order 1995 - DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE - Class E, E.1 & E.2. A full extract of the Permitted Development criteria has been provided on the attached drawing ref 821-08-01

8. Description of Proposal

Does the proposal consist of, or includes 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)

Construction of single storey building to provide a garage for the housing of private cars / vehicles and a multi purpose recreational room with covered patio area

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)

( ) The agent (●) The applicant ( ) Other person

10. Declaration

I/we hereby apply for a Certificate of Lawfulness as described in this form and the accompanying plans/drawings and additional information. ☒ Date: 26-03-08

08/00633/CL_PRO

Bradnop



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Comments	
Date	09 April 2008
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