



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Misty View"/>
Address line 1	<input type="text" value="Angel Bank"/>
Address line 2	<input type="text" value="Bitterley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ludlow"/>
Postcode	<input type="text" value="SY8 3HT"/>

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

Easting (x)	<input type="text" value="357542"/>
Northing (y)	<input type="text" value="275979"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr and Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Wright"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Misty View"/>
Address line 2	<input type="text" value="Angel Bank"/>
Address line 3	<input type="text" value="Bitterley"/>
Town/city	<input type="text" value="Ludlow"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SY8 3HT"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text" value="Crouch"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Sycamore Cottage"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ludlow"/>
Country	<input type="text" value="England"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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)

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

The proposal falls within the guidelines of The Town and Country Planning (General Permitted Development) (England) Order 2015

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. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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 proposal falls within the guidelines of The Town and Country Planning (General Permitted Development) (England) Order 2015

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
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

7. Pre-application Advice

I write regarding a proposed extension at the following detached property: Misty View, Angel Bank, Bitterley, Ludlow SY8 3HT, which we understand is on Article 2(3) land (AONB).

The proposed works involve the demolition of an existing single storey rear extension with abutting conservatory and replacing with a single storey rear extension with different aspect ratio to improve the space use, connectivity and circulation within the property. The intention is to apply for a Certificate of Lawfulness for the proposed works.

It is understood that the house was granted planning permission c.1999 and was built soon after. The building is of block construction with brick plinth/ detailing all around and a render finish [refer to MIS-MW-XX-XX-EP-A-00001 Existing Photos]

Our specific query relates to the proposed finish of the new extension.

Under the rules of Permitted Development, Class A, paragraph A.2 states that,

In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

As the original house was conceived with a render finish, it is intended that the single storey rear extension be finished in a similar way – built in blockwork with render finish and a brick plinth, which would be in line with Class A, paragraph A.3,

Development is permitted by Class A subject to the following conditions-

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction

As in this instance there is a contradiction between Class A paragraphs A.2 and A.3 are you able to advise whether we should proceed with an application for a Certificate of Lawfulness or would we need to make a Full Planning application?

Response from Shropshire Planning (Southern) 17.01.22

I apologise for the delay in getting back to you but I needed to seek the advice of one of my planning officers.

They have advised as follows :

Paragraph A.2 means that rendering or otherwise changing the external finish of an existing dwelling that isn't currently rendered wouldn't be permitted development in the AONB. However, a new extension which would be rendered to match the existing house, and which meets all the other Class A criteria, would still be permitted development.

Please note that is the planning offices own informal opinion, given as a matter of courtesy and without prejudice to the Council's position. If you still feel that your proposal would satisfy the relevant permitted development criteria and you require legal confirmation of that, then you should apply for a lawful development certificate. If it doesn't meet all of the relevant criteria then you should make a householder application for planning permission instead.

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

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)

18/01/2022