



Maidstone Borough Council
 Maidstone House
 King Street
 Maidstone, Kent ME15 6JQ
www.maidstone.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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Helen

Surname

Duggan

Company Name

Poppets Petcare

Address

Address line 1

8 Banky Meadow

Address line 2

Barming

Address line 3

Maidstone

Town/City

Maidstone

County

Kent

Country

United Kingdom

Postcode

ME16 9JX

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

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

We are applying to change the use of our attached single garage, currently converted to a study, to a dog grooming room.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The current use is a study/storeroom. Previously this was the single car attached garage, converted for use as a study/utility room in 1982

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

We are not making any major changes within the room. No structural work is being carried out. The existing room was unused as a dwelling room and was used more as a storeroom/utility. We are in the process of updating with a dog grooming area and dog grooming table. Hot and cold water and waste is already installed from its' previous use as a utility room. This change of use will not affect the outside aspects of the room. We are only applying for this to make you aware of our intention for change of use to a small dog grooming business.

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

We previously applied for pre-planning advise on 22 Mar 2022, just to see if there would be a problem with a firm application for change of use to a dog grooming business (please see evidence of our application below).

Our application reference number is 22/501372/PAPL.

We received a reply from yourselves suggesting that if we were to proceed with a change of use planning application, there would be a high likelihood of this being granted. Unfortunately, we can't find this letter or email, but are sure you will have this on record.

Our contact at the time was Michelle Kwok.

We received a comment that we have ample off-road parking for our dog grooming clients, and that this change of use would not adversely affect our surrounding neighbours or other road users. It's only the single car garage which will be affected.

Dear Sir or Madam

PRE APPLICATION ADVICE - ACKNOWLEDGEMENT

APPLICATION No: 22/501372/PAPL

PROPOSAL: Pre-Application Letter - To start a Dog Grooming business.

ADDRESS: 8 Banky Meadow Maidstone Kent ME16 9JX

Thank you for your payment of £250.00 for pre-application advice for which a receipt is enclosed. If further information, payment and/or specialist advice are needed, we will contact you.

If you have requested a meeting the case officer will usually contact you within 5 working days to arrange a convenient meeting date. Once the meeting has taken place, you would normally have received a written response in 15 working days. If you have requested a written response this will normally be provided within 20 working days from the date of this letter. However, following a period of unprecedented high application submissions, case officers may be unable to meet the target response timescales set out above. If this should occur, the case officer will contact you and arrange an agreeable time frame for completion of the pre-application response. During this period where an extension has been agreed, we would request that applicants do not contact the case officer for an update.

The advice given will not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given in good faith and to the best of ability, without prejudice to the formal consideration of any resulting planning application. The final decision on any application will only be taken after the Council has consulted local people, statutory consultees and any other interested parties. The final decision on an application will then be made by senior officers or by the Council's Planning Committee and will be based on all of the information available at that time.

Helen Duggan
66 Farleigh Lane
Maidstone
Kent
ME16 9AY

Yours faithfully
Michelle Kwok
01622 602328

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

C3 - Dwellinghouses

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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E - Commercial, Business and Service

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.

Is the proposed operation or use

- Permanent
 Temporary

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

Because we have already applied for pre-planning advise and the advice we received was encouraging for us to proceed. No external aspects to the house will be altered, we are just decorating and installing a dog bath and dog grooming table. The hot/cold feeds as well as waste is already installed, as it was converted to a study/utility room by previous owners.

We have ample off-street parking for clients.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

22/501372/PAPL

Date (must be pre-application submission)

22/03/2022

Details of the pre-application advice received

We had encouraging advice from Michelle Kwok that if we were to proceed, there would be a high likelihood of an application being granted.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Helen Duggan

Date

04/05/2023