

Planning Services
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Shropshire
 Council

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

mr

First name

Darren

Surname

Ball

Company Name

Address

Address line 1

47 WILKINSON AVENUE

Address line 2

Address line 3

Town/City

BROSELEY

County

Country

United Kingdom

Postcode

TF12 5DZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

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)

An attached garage conversion completed to building regulations, to include a new flat warm roof construction, replacing existing flat roof, knocking through to main dwelling to make a livable area/ bedroom with access to the house. A small porch under permitted development still keeping main entrance in place. No changes to exterior, a door to be added as small storage where existing garage door is and to be kept within the style of surrounding properties. 1x main window not overlooking anything other than our front garden the same side as the main entrance and 1 x small window on same side to allow for extra light.

Covenant recently removed to allow change of use.

If helpful a garage conversion undertaken by Shropshire Council at 43 Wilkinson Ave has not long been completed in the same row of houses.

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

Attached garage conversion converted into a bedroom for an elderly relative so she can come to live with us whilst we care for her in remaining years. All changes to be done under building control approval and sign off.

Work to be carried out by professional building trades and where necessary all certificates provided.

As mentioned above, the relevant covenant for change of use has been done through the Council and number 43 Wilkinson Ave on the same row have just finished their conversion carried out on behalf of Shropshire Council. Whilst our conversion should be a more simplified project as we will not fit a bathroom so no plumbing extra drainage needed like Thiers.

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

We have lived here for over 15 years and have never really used as a motor vehicle garage mainly storage to date. But currently just an attached garage to this date with change of use now available if we can go ahead. Many thanks I hope I've answered that correctly.

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 see this proposal as lawful after seeing our friends garage converted for the same use and carried out by the council,(43 wilkinson ave) we then contacted the council that held our covenant with regards any change of use and had these restrictions removed successfully. Wanting to make sure this is all done correctly we are applying here too, following guidance from yourselves that this is the next stage. We will not be altering the garage external boundary wise in fact it will be very hard to even notice a change other than a window as you walk along side our garden, the front will still be an access point for storage only not a garage door but cladding in the same style as the surrounding properties and the one I mentioned, and what other residents have also done. All work will be carried out internally other than a new roof with minimal disruption. The change of use is that of a bedroom done to building regulation to provide a safe place to care for an elderly relative that is now struggling alone.

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

We are not changing the footprint of the building for the conversion into a bedroom other than adding a small porch from the main entrance with the main door still in place. we thought we'd do this whilst build is underway under permitted development rules also as it was a project we've been thinking over anyway, again the size will be well within permitted development rights. Sorry if I didn't need to mention this.

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

Please select...

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?

Hi, I think we are within the guidelines set out under permitted development with regards converting our garage and changing its use. We have seen the local authority carry out a garage conversion in the same street and wish to replicate this. We will make sure the conversion is within the keeping of the area and will have no impact on any surrounding properties. We will not lose any parking spaces due to already having a double drive size area not needing to use any street parking area (Also we have never even parked our car inside since moving in over 15 yrs ago) The main reason for the application is the ability to provide help and care to a family member in her latter years who is struggling to cope living on her own,(Wendy) what will have no impact on anything after completing this conversion is a actual life line to someone that needs help in a time when the current services are already struggling and overburdened. It will also improve the quality of all our lives in this respect. I kindly thank you for taking the time to consider this application, I am quite out of my depth with this thing but will be happy to answer further information as requires.

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

Darren Ball

Date

02/01/2024

