



Regeneration and Growth
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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

Mrs

First name

Kerry

Surname

Wills

Company Name

Address

Address line 1

97 waterfall lane

Address line 2

Cradley heath

Address line 3

Town/City

County

Country

United Kingdom

Postcode

B646RE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

The building works will consist of converting a single garage which is located at the front of the property into a dog grooming studio. The conversion will use the existing footprint of the garage with no enlargement or extension. We are proposing to clad and skim all 3 walls. To replace a garage door to an electric roller shutter garage door with a upvc door front inside. We intend to add flooring and extra plug sockets to the garage to allow the business to flow.

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

The tenant with permission of the landlord of the property will be using the converted garage once completed as a dog grooming business, working as a sole trader with a workstation for one person only. The Garage door will be upgraded to an electric roller style garage door which when opens will reveal a upvc door front for the customers to enter. The garage door faces our driveway and the main road. When business is closed the garage door will be closed and therefore will appear as a normal garage front. The remainder of the house will remain fully residential and so only a small (and separate) section of the overall property will be altered. In addition, the converted garage will be capable of being refitted to become residential use as a normal residential garage.

Only one dog will be groomed at any one time, the dog will be dropped off by the owner and left in the care of the groomer and then collected once the groom is complete.

There is a large double driveway enough for at least 2 cars, so parking will not impact on any neighbours and the customers will only be using this for drop of and pick up so will not stay for any length of time.

The garage is situated at the front of the house at the end of our driveway.

There will be standard dog grooming equipment installed such as a bath, this will need to be plumbed into the waste drainage system which is next to the house. All other equipment is free standing, such as grooming table, hairdryer, clippers etc.

All waste such as plastic shampoo bottles will be recycled where possible.

Working hours will be a maximum of Monday to Friday 9am – 5pm with a Maximum of 4 dogs a day but more probably likely to be between 2 and 3 per day.

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

Existing use of the building is a storage /domestic garage

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

The garage is already an existing building, and it is at the front of the property on a driveway. There is ample parking on the owner's driveway so there would be no obstruction on the main road and the business will be operated as a collection and drop off service by the pet owner and will be by design both private and secluded with no disruption or nuisance to the neighbours either side.
The business is designed to provide a much-needed service within the Cradley Heath area where the purchase of dogs has significantly increased recently due to more people working more from home.

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.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Sole trader dog grooming business

Is the proposed operation or use

- Permanent
 Temporary

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

This small sole trader business will have little or no impact on neighbouring properties other than provide a much-needed service within the community.
The house is a large, semi detached house with a double driveway and two entrance/exits and the garage to be converted is located at the front of the house so customers will be dropping off and collecting as quickly as possible.

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Kerry Wills

Date

18/03/2024