

## Case Study

Site	Land at Poplar Avenue, New Inn, Pontypool
Client	Estelle Pryce
Development	Retention of use of the land for keeping of horse and for two buildings associated with the use

We were approached by our client to assist with a retrospective planning application for the change of use of land for the keeping of horses as well as retention of two buildings associated with the use. Our client had kept horses on the land since renting it (about nine years) and was unaware of the need for planning permission because keeping horses for leisure is not considered an agricultural use.



We worked closely with our client to prepare a comprehensive planning application including a Planning Supporting Statement and Design & Access Statement as well as responding to the objections raised by nearby residents. We formed a great working relationship with the case officer to ensure the smooth running of the application and also spoke at planning committee on behalf of our client when the application was considered and unanimously approved.

Here's what our client had to say about working with us *"Having to apply for retrospective planning consent for change of use and retention of existing buildings on my 20 acre site was a very upsetting and stressful time for me. Prospero Planning took the worry out of my hands and my sleepless nights proved unfounded as the application was successfully approved by planning committee. Me and my horses are forever in your debt! Thank you so much, I couldn't have survived those months of hell without your wonderful help, support and advice."*