STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

part one

ublication of planning applications on council web sites
ease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Miss | First name: NICOLA | Surname: WILLIAMSON

Company name:

Street address: 1
MOORLAND AVENUE
WERRINGTON
Town/City: STOKE ON TRENT
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: DAVID | Surname: EVANS

Company name: dep architects

Street address: BROOKWOOD
PIPEGATE
Town/City: NR MARKET DRAYTON
County: SHROPSHIRE
Country: United Kingdom
Postcode: TF9 4HA

	Country Code	National Number	Extension Number
Telephone number:		01630 647850	
Mobile number:		07879892868	
Fax number:		01630 647850	

Email address: deparchitects@tiscali.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

THE DEVELOPEMENT IS THE CREATION OF AN ADDITIONAL DWELLING BY ALTERATION AND EXTENSION TO THE EXISTING DWELLING TO FORM A SEMI DETACHED HOUSE.

Has the building, work or change of use already started? ( ) Yes (•) No

09/00126/FUL 12 FEB 2009 - SMD

Site Address Details

l postal address of the site (including full postcode where available)

ıse: 1 Suffix:

ıse name:

eet address: MOORLAND AVENUE

ASH BANK

ın/City: WERRINGTON

ınty: STAFFORDSHIRE

tcode: ST

scription of location or a grid reference
ust be completed if postcode is not known):

ting: 394223

thing: 347820

Description:

THE SITE IS WITHIN AN ESTABLISHED RESIDENTIAL AREA
MOORLAND AV IS OFF
ARMSHEAD ROAD

Pre-application Advice

s assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed to or from the public highway? ◉ Yes ○ No

a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

there any new public roads to be provided within the site? ○ Yes ◉ No

there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

ou answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ wings(s)

LAYOUT DRAWING

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

es, please provide details:

ACCORDANCE WITH LPA POLICY

ve arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

es, please provide details:

ACCORDANCE WITH LPA POLICY

Neighbour and Community Consultation

ve you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

Council Employee / Member

he applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

Materials

ase state what materials (including type, colour and name) are to be used externally (if applicable):

alls - description:

scription of *existing* materials and finishes:

ICKWORK

scription of *proposed* materials and finishes:

ICKWORK

of - description:

scription of *existing* materials and finishes:

TERLOCKING CONCRETE TILES

scription of *proposed* materials and finishes:

TERLOCKING CONCRETE TILES

10. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

UPVC

Doors - description:

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

MAIN SITE BOUNDARIES NO CHANGE

Description of *proposed* materials and finishes:

NEW DIVISION BOUNDARY 1200 TIMBER PANELS

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

TARMAC

Description of *proposed* materials and finishes:

BLOCK PAVED HARD STANDING

Lighting - add description

Description of *existing* materials and finishes:

NO CHANGE

Description of *proposed* materials and finishes:

NO CHANGE

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (●) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	4	1

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No (●) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (●) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (●) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (●) No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

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Biodiversity and Geological Conservation

assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood t any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by r proposals.

ving referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced ain the application site, OR on land adjacent to or near the application site:

Protected and priority species

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Designated sites, important habitats or other biodiversity features

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Features of geological conservation importance

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Existing Use

ase describe the current use of the site:

SIDENTIAL

he site currently vacant? ○ Yes ◉ No

es the proposal involve any of the following:

id which is known to be contaminated? ○ Yes ◉ No

id where contamination is suspected for all or part of the site? ○ Yes ◉ No

roposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

plication advice

ou have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Trees and Hedges

there trees or hedges on the proposed development site? ○ Yes ◉ No

d/or: Are there trees or hedges on land adjacent to the proposed development site that could uence the development or might be important as part of the local landscape character? ○ Yes ◉ No

es to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be ermined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 5837: Trees in relation to construction - Recommendations'

Trade Effluent

es the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

Residential Units

es your proposal include the gain or loss of residential units? ◉ Yes ○ No

rket Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
ouses			1		
ats/Maisonettes					
ve-Work units					
uster flats					
heltered housing					
edsit/Studios					
nknown					

oposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 1

erall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

All Types of Development: Non-residential Floorspace

es your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 872 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NONE

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: DAVID Surname: EVANS

Person role: Agent Declaration date: 11/02/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: DAVID Surname: EVANS

Person role: Agent Declaration date: 11/02/2009 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 11/02/2009

09/001267/FUL 12 FEB 2009 - S.M.D

DESIGN AND ACCESS STATEMENT

CREATION OF ADDITIONAL DWELLING BY EXTENSION AND ALTERATION OF NO 1 MOORLAND AVENUE ASH BANK FORMING A PAIR OF SEMI DETACHED HOUSES.

Based on the CABE Design and Access Publication 12 June 2006.

The statement covers the following aspects of the continuing design process, from initial concept to final design.

The statement is an assessment of the physical nature of the site and its surroundings, its social and economic affect on its immediate surroundings, how the proposal follows current planning policy and an evaluation of the design solution.

ASSESSMENT

The site is currently occupied by a detached dwelling standing in a large garden. The adjoining properties to the north of the site are semi detached houses, to the south east there are semi detached houses, to the west are linked houses, and adjoining the site on the south boundary is a detached dwelling.

The features of the existing house have been retained, the proposed massing of the new semi`s is similar to the surrounding street scheme.

Parking is provided on the front forecourt, access to the forecourt is off the highway with no turning facility, this is the same facility as all other houses in the proximity.

The gardens provided are well proportioned and larger than most of the surrounding houses even after sub division.

There are no problems or conflict with other properties, the critical distances are not compromised and there is no overlooking.

The mature trees at the rear of the site are not affected by this proposal.

USE

The use of the site is residential.

AMOUNT

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The application is for one additional dwelling, creating a semi detached house alongside and attached to the existing dwelling.

LAYOUT

The layout has been determined by the nature of the site, and the form of the existing building.

SCALE

The scale of the proposals has been influenced by the existing building.

The form, scale and detailing have been influenced by the surrounding elements. Detailing of the windows and doors will be taken from the surrounding details and endeavour to create a street scheme that is familiar and understood by pedestrians passing the development.

LANDSCAPING

The landscaping for this site is will remain as it exists, all trees at the rear will be retained

APPEARANCE

The built form and the materials used on the existing development have influenced the appearance of the development.

The new build element will improve the overall appearance of the property, taking the existing unrelated sections and creating a much improved overall appearance.

ACCESS

Access to the individual spaces within the building will be in accordance with current requirements, low threshold approaches to main doors and full access to wc accommodation on the ground floor approaches.

Refuse disposal will be wheelie bins placed at the side of the dwellings.

Access to the site is by established public transport, vehicular and pedestrian.

DEP/N WILLIAMSON/2009

Reference:	09/00126/FUL WERRINGTON



Date	16 February 2009
Organisation	SMDC
Department	Planning
Comments	

Scale : 1:1250

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