PART CNG

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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

09/00414/FUL 16 APR 2009

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	DAVID
Last name:	HUGHES
Company (optional):	
Unit:	
House number:	30
House suffix:	
House name:	
Address 1:	ASHENHURST WAY
Address 2:	
Address 3:	
Town:	LEEK
County:	STAFFORDSHIRE
Country:	UK
Postcode:	ST13 5SB

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

3. Description of Proposed Works

Please describe the proposed works:

To construct a walkway to the side of the property as outlined in the attached drawing

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 30 House suffix:

House name:

Address 1: ASHENHURST WAY

Address 2:

Address 3:

Town: LEEK

County: STAFFORDSHIRE

Postcode (optional): ST13 5SB

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name: R DUNCAN, S. WILLIAMS

Reference: SW/04/00361/FUL -MJ

Date (DD MM YYYY): (must be pre-application submission) 1-4-08

Details of the pre-application advice received: See attached letter.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☑ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☑ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		BLOCK & STONE	☑	☐	
Roof		TIMBER DECKING	☐	☐	
Windows			☑	☐	
Doors			☑	☐	
Boundary treatments (e.g. fences, walls)		BLOCK & STONE	☐	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☐	☐	

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:

PLAN. 30/ASH/001

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		14032009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 14 03 2009

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☐

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☐

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐

13. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 14 03 2009 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01538	383773	

Country code:	Mobile number (optional):
+44	0 7742242954

Country code:	Fax number (optional):

Email address (optional): dandahughes@BTINTERNET.com

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

16. 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)* ☐ Agent ☑ Applicant ☑ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

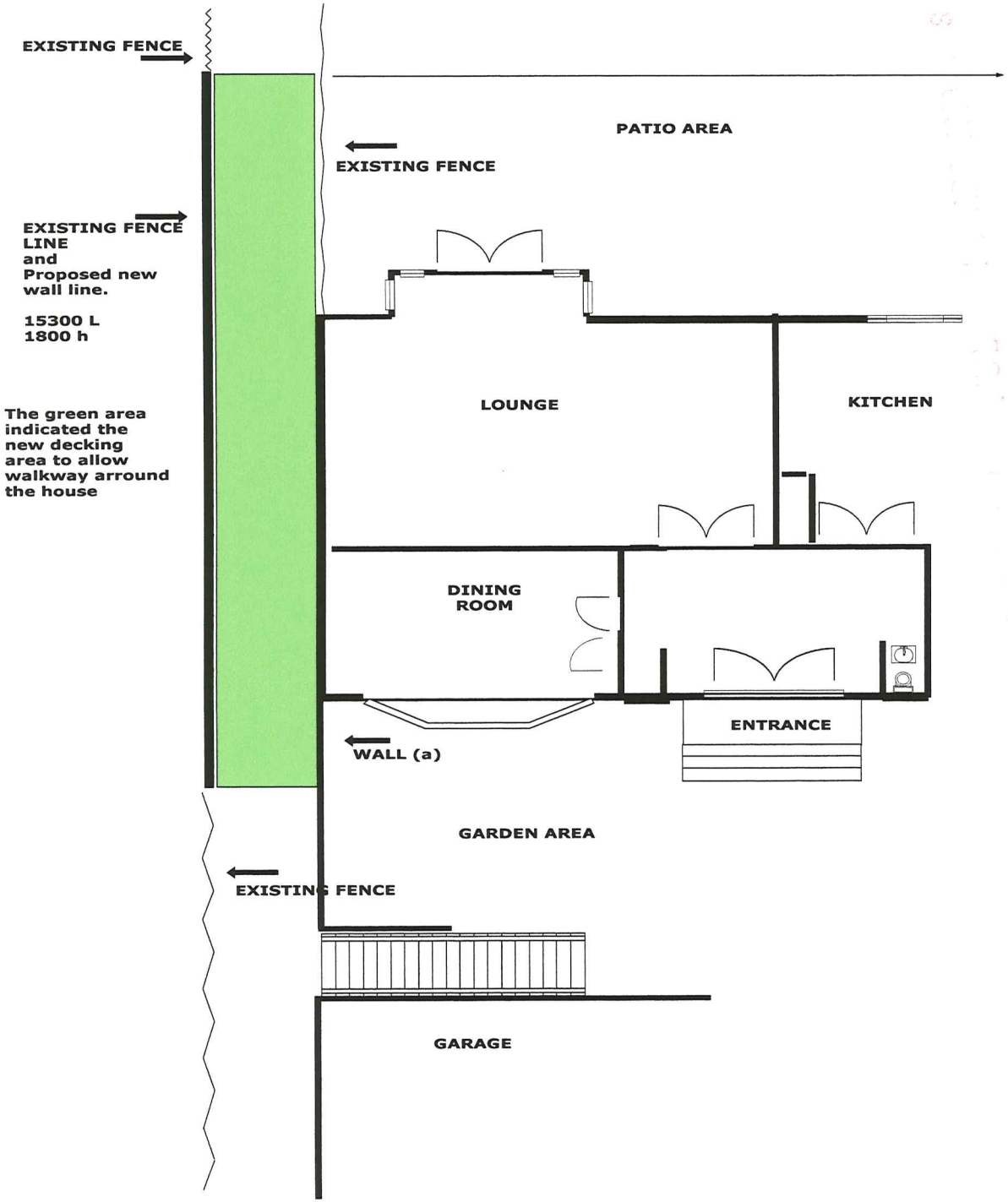
Contact name:

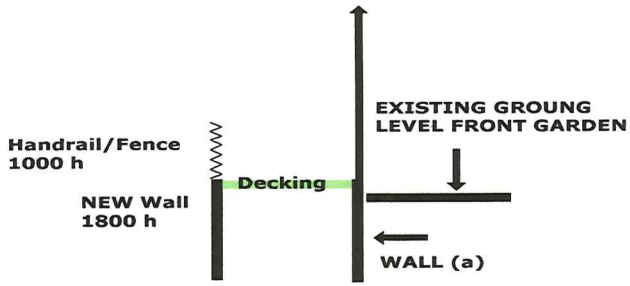
Telephone number:

Email address:

PLAN: 30/ASH/001

Mr. David Hughes **Proposed new walkway at 30 Ashenhurst Way, Leek, ST13 5SB**





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STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MILAM
Chief Executive

P1 96/03/08-SW

Dealt with by: Mr S L Williams

Our Ref. SW/04/00361/FUL-MJ

Direct Dial: (01538) 483561

Your Ref.

Date: 1st April 2008

Mr. C. Sharratt
7 Cornhill Cross
Cheddleton Road
Leek
Staffs
ST13 5RF

Dear Sir,

Re: Covered way and erection of a screen wall at 30 Ashenhurst Way, Leek – Mr. D. Hughes

I reply to your letter dated 24th February, 2008 received on 3rd March together with a sketch plan of the side elevation of the house together with a screen wall of 16 metres length.

As previously discussed with my assistant, Mr Williams it is officer opinion that the covering of the sunken level passageway to the side of the house would be considered as a building operation within 5 metres of the dwelling, controlled by existing legislation limited to 70 cubic metres volume and a maximum height of 4 metres above existing ground level, measured within two metres of any boundary before planning permission is necessary as the first addition. If the screen wall formed a means of enclosure it would be included as part of the volume calculation up to the height of the solid wall section as a minimum in my opinion i.e a legal interpretation where solid balustrades on flat roof extensions have been included as part of the capacity calculated. The provision of a boundary wall of up to 2 metres not adjacent to a highway used by vehicular traffic is normally exempt from planning control.

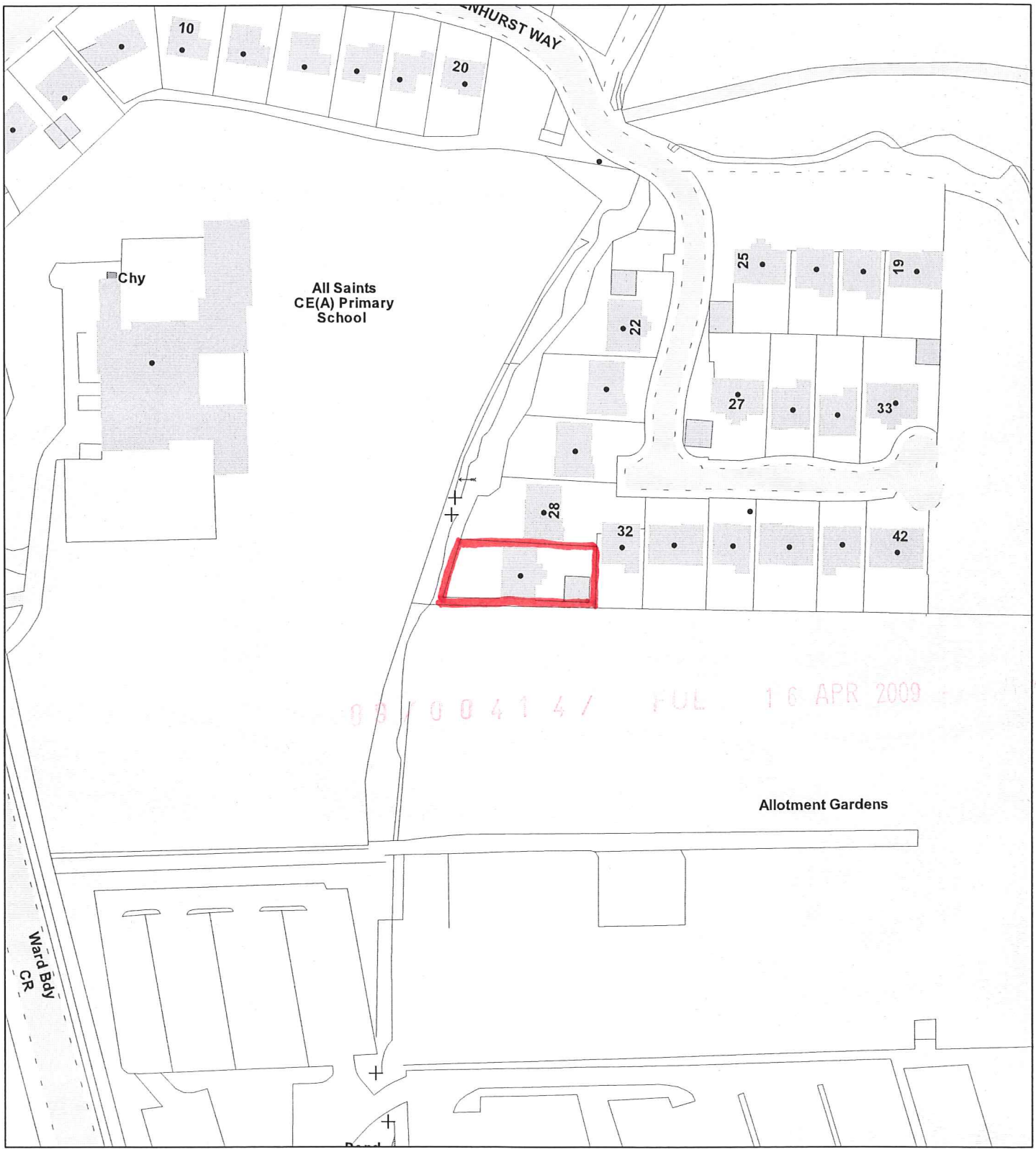
The proposed position of the walling is not clear but, from previous conversations was intended to be limited to the general depth of the house. The proposed length appears well in excess of the house depth and there may be concerns that the wall in an elevated position may cause over shadowing to the adjoining land, albeit in the afternoon periods onwards. There would be a risk that users of the adjoining allotments could pursue a civil action whatever the planning position may be on grounds of loss of functional light it would be my advice to limit the sections beyond the profile of the side wall of the house to avoid this situation.

I have noted your request to supply you with this response rather than your client but this letter is also meant to be a response to Mr Hughes' letter dated 11th September 2007 and I would appreciate notification if Mr Hughes wishes a copy of this correspondence bearing in mind the long delay in providing a formal reply.

Yours faithfully,

R. Duncan
Development Control Manager

Reference:	



Date	17 April 2009
Organisation	SMDC
Department	Planning
Comments	

Scale : 1:1250

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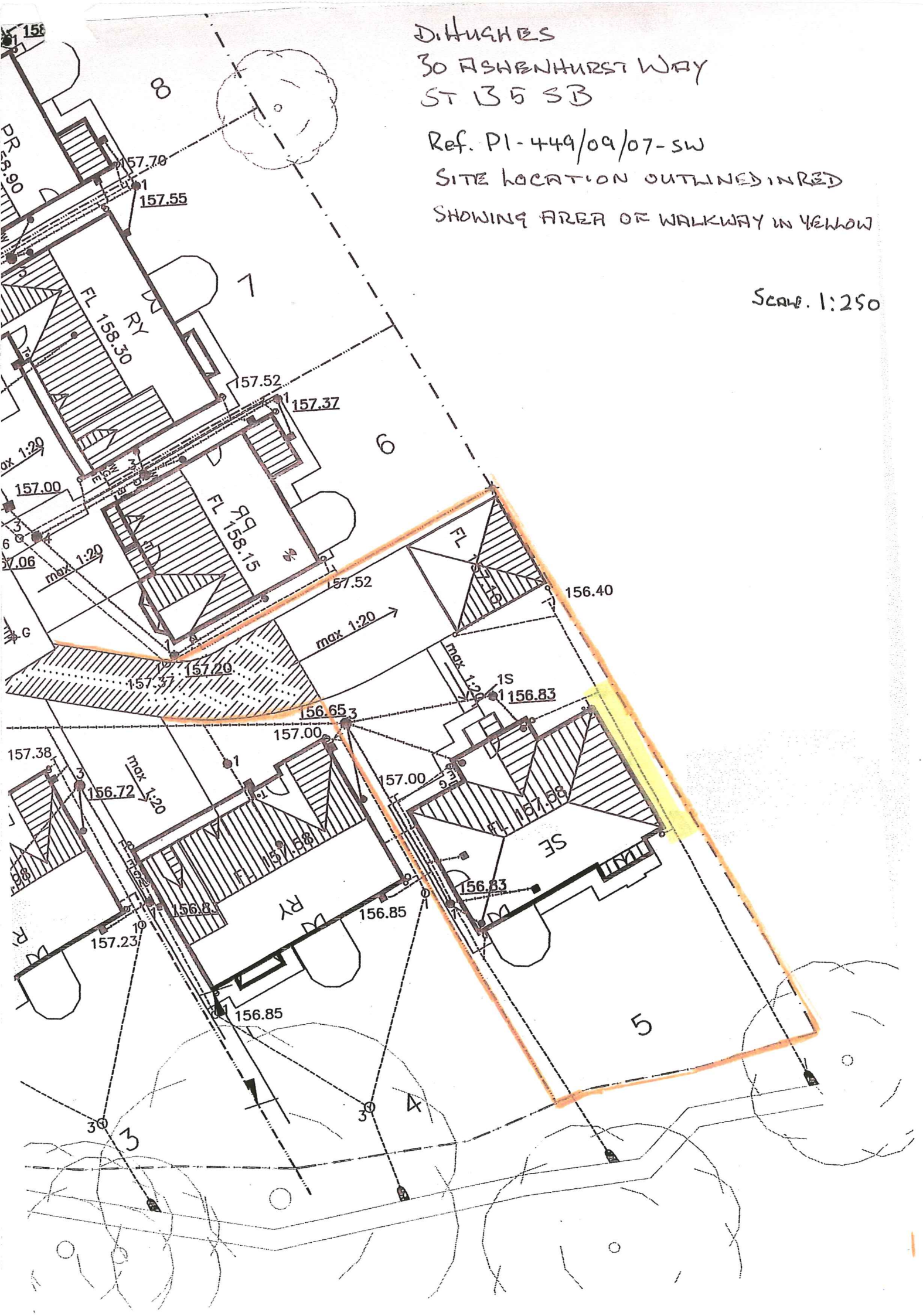
D. HUGHES
30 ASHENHURST WAY
ST 135 SB

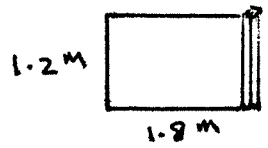
Ref. P1-449/09/07-SW
SITE LOCATION OUTLINED IN RED
SHOWING AREA OF WALKWAY IN YELLOW

SCALE. 1:250



DAVID HUGHES
30 ASHENHURST WAY
ST13 5SB

FENCE AND POST TO WALKWAY. 1.8 M long x 1.2 M HIGH. (1 SECTION)



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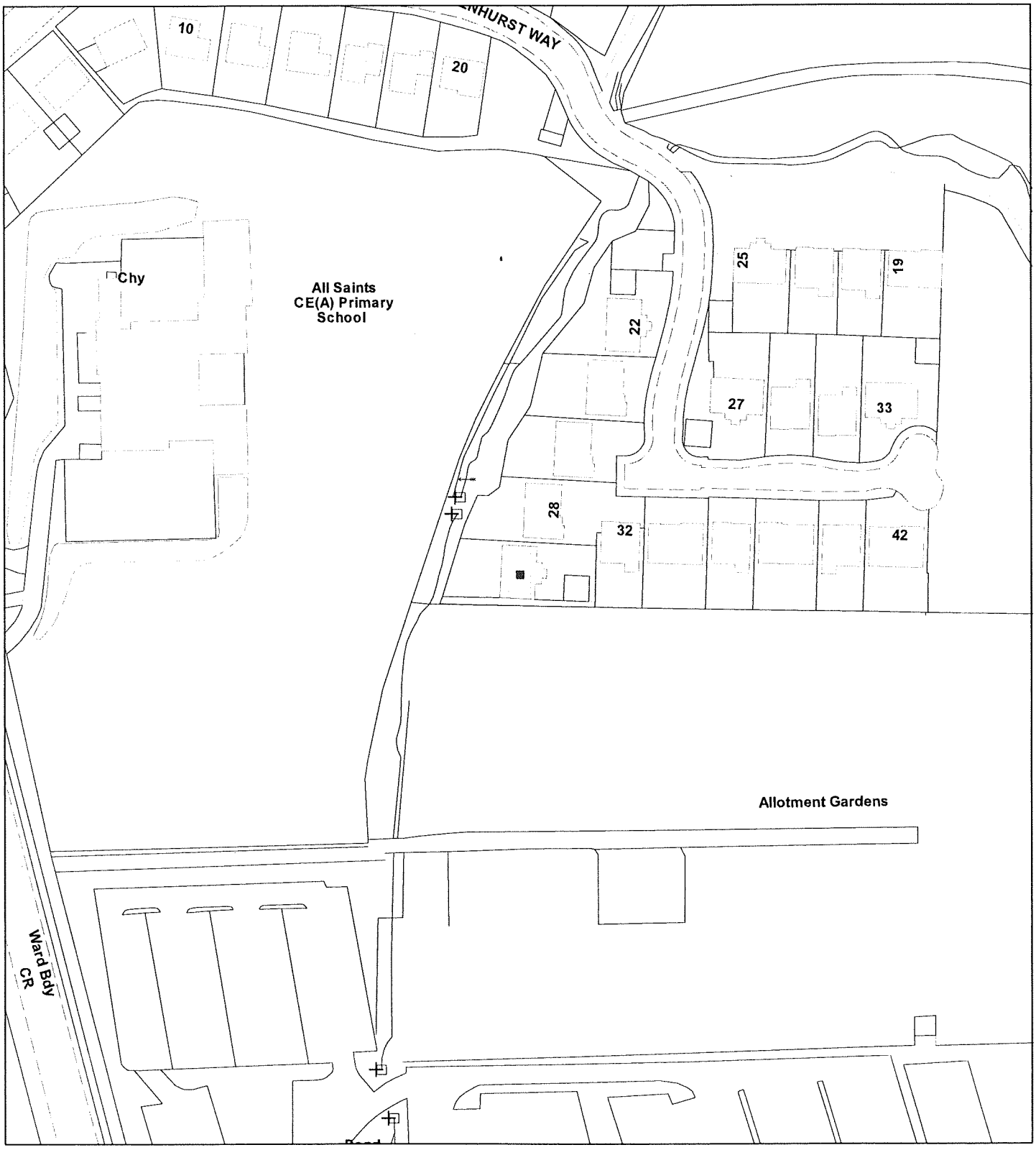
Reference:	09/00414/FUL Leek



Date	24 April 2009
Organisation	Not Set
Department	Not Set
Comments	

Scale : 1:1250

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