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 Part 1

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 th 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 t Data Protection Act which you do not wish to be published on the council's website, please contact the council's planni department.

Please complete using block capitals and black ink. 08/01665/FUL SEP 2008 - SMD

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:	ROGER
Last name:	SPEED
Company (optional):	
Unit:	
House number:	30
House suffix:	
House name:	IVY COTTAGE
Address 1:	HIGH STREET
Address 2:	
Address 3:	
Town:	IPSTONES
County:	STAFFS
Country:	ENGLAND
Postcode:	ST10 2LH

2. Agent Name and Address

Title:	MR
First name:	ROBERT
Last name:	MCGUINNESS
Company (optional):	RLM ASSOCIATES
Unit:	
House number:	11
House suffix:	
House name:	
Address 1:	ASHDALE ROAD
Address 2:	THE MOUNT
Address 3:	
Town:	LEEK
County:	STAFFS
Country:	ENGLAND
Postcode:	ST13 6BZ

3. Description of Proposed Works

Please describe the proposed works:

REAR TWO STOREY EXTENSION & ALTERATIONS TO EXISTING ELEVATIONS TO PROVIDE IMPROVED BEDROOM & DINING ROOM FACILITIES.

✓

✓

4. Site Address Details

30

IVY COTTAGE

HIGH STREET

IPSTONES

STAFFS.

ST10 2LU

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

✓

✓

✓

6. Pre-application Advice

✓

7. Trees and Hedges

✓

✓

Parking

✓

9. Council Employee / Member

✓

MIXTURE OF STONE & BRICK	BRICK - RED/BROWN
PLAIN TILES	AS EXISTING
BROWN PVC	AS EXISTING
TIMBER	BROWN PVC
STONE WALLING & ARTIFICIAL BLOCKS	-

✓

✓

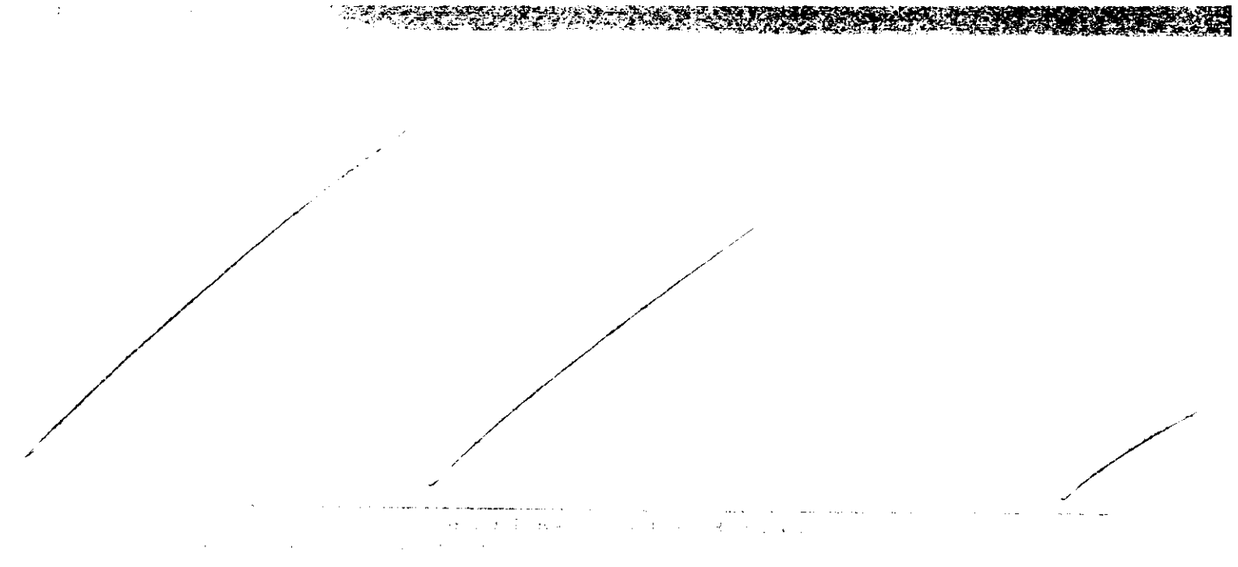
✓

✓

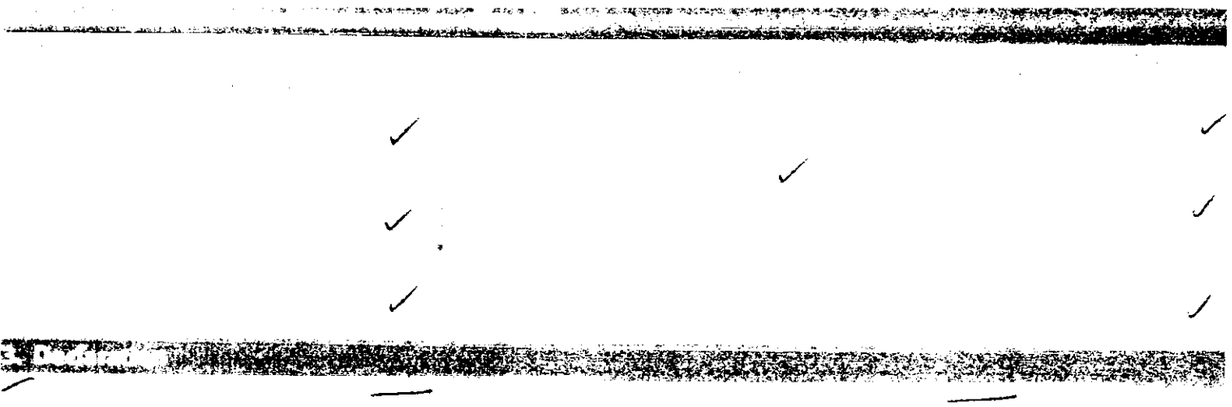
DAS431/1 - DESIGN & ACCESS STATEMENT
Rev 431/1 - SURVEY
12 - SCHEME
13 - BLOCK & LOCATION PLANS

for RMH ASSOCIATES

3/9/09



Rebecca Weinmann
for RMI ASSOCIATES 3/9/08



Rebecca Weinmann
for RMI ASSOCIATES 3/9/08.

		44	1536 - 381122
44	7805 254767	44	7980 - 864350
		44	1538 - 381132
		robertmcguinness@aol.com.	

16. Site Visit

✓ ✓

Design & Access Statement
Ivy Cottage, 30,High Street, Ipstones – Ref: DAS481/1.

Design

The clients brief was to provide an additional bedroom and to replace the existing conservatory (currently used as a dining room and built in March 2004), whilst at the same time improving the appearance of the rear of the property by the removal of the flat roof to the existing two storey extension built in 1971. Photographs of the existing conditions are attached for reference.

The existing third bedroom is too small for their teenage daughter and should the application be approved she will occupy the larger bedroom with the existing bedroom becoming a study area. The existing lounge and kitchen areas are too small to accommodate a dining area, hence the need to provide this facility to the rear. At the same time as extending the property internal alterations are planned to improve the internal spaces at ground and first floor level.

It is envisaged that the extension will be built in a stock or similar brick with stone detailing and brick/tile pointed verged to be in sympathy with the neighbouring properties.

The rear garden is of an ample size to accommodate the rear extension, most of which will not be visible from the public road. The extension does not protrude past the rear of the neighbouring properties and windows have been positioned to avoid any privacy issues with adjoining properties.

Access

Access to the site is off High Street utilising the gated path to the side and the existing front door. Internal access is limited due to the existing configuration but the extension will be built to comply with the requirements of the Building Regulations - Approved Document M.

Robert L McGuinness MRICS — 2nd September 2008
Chartered Surveyor – RLM Associates



18/07/2008 13:50:24

08/01665/ FUL 4 SEP



18/07/2008 13:50:35



18/07/2008 13:50:59

08/01065/FUL 4 SEP



18/07/2008 13:51:21



LOCATION PLAN 1:1250

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BLOCK PLAN 1:500

Do not scale from drawing – use written dimensions only –any discrepancies should be reported to the author. This drawing is copyright and should not be reproduced without the written consent of RLM ASSOCIATES.

RLM ASSOCIATES

JOB: 30, HIGH STREET, IPSTONES.	
CLIENT: Mr. & Mrs. R. SPEED.	
DRAWING: BLOCK AND LOCATION PLANS.	
DATE: August 2008	SCALE: 1:500, 1:1250.
DRWG No.: RLM481/3.	REVISION: