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 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.

09/00208/ FUL ... 2009 ... MD

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:	Clive
Last name:	Ibbotson.
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	Arckburg Lodge
Address 1:	Wiston
Address 2:	
Address 3:	
Town:	Stoke-on-Trent.
County:	Staffordshire.
Country:	
Postcode:	ST10 2HU.

2. Agent Name and Address

Title:	Mr.
First name:	Tony
Last name:	Simms
Company (optional):	AFS Architects
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	99, Friar Gate
Address 2:	
Address 3:	
Town:	Derby
County:	Derbyshire
Country:	
Postcode:	DE1 1RZ

3. Description of Proposed Works

Please describe the proposed works:

Dismantling of existing timber framed garage and reconstruction in new location.

Construction of new single storey granny annex.

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: House suffix:

House name: Arkbury Lodge

Address 1: Alston

Address 2:

Address 3:

Town: Stoke-on-Trent

County: Staffordshire.

Postcode (optional): ST10 2HU.

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: Aaron Hopley.

Reference: PI 09/00004/PREAPP

Date (DD MM YYYY): (must be pre-application submission) 02/01/2009

Details of the pre-application advice received:

Location of garage discussed
Size & scale of extension reduced.
Details of window agreed.

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:

~~Location of garage discussed.~~
~~Scale and details of extension~~

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	Painted render	Painted render.	☐	☐	
Roof	Staffordshire Blue Clay Tiles.	Staffordshire Blue Clay Tiles.	☐	☐	
Windows	Double glazed Upvc.	Double glazed Upvc.	☐	☐	
Doors	Double glazed Upvc.	Double glazed Upvc.	☐	☐	
Boundary treatments (e.g. fences, walls)	Stone walls & hedgerows.	as existing.	☐	☐	
Vehicle access and hard-standing	gravel as existing	as existing.	☐	☐	
Lighting	N/A.	N/A.	☐	☐	
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:

Drawings No. 3123/03 & 18
Design and Access Statement.

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):
		06/03/2009

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):
		06/03/2009

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:

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.

The original and 3 copies of a completed and dated application form: ☐

The original and 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: ☐

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

The original and 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: ☐

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

The original and 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):	
		06/03/2009	(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01538 266235	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01332 204595	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01332 204596

Email address (optional): tony@afsarchitects.co.uk.

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:

Alterations and Extensions to Archbury Lodge
Whiston, Stoke on Trent

Design and Access Statement

09/00208/ FUL - 9 MAR 2009 - S M D

The existing property is a two storey four bedroomed residence with attached modern conservatory and adjoining timber framed and timber clad double garage.

The property is approached along a gravelled driveway off the A62 and has garden areas to the west and south sides, all ringed in red on the O.S. Extract. There is also a 1.5 acre paddock to the west side of the property owned by the Applicant and this is ringed in blue in the O.S. Extract.

The first part of the proposal is to dismantle the existing garage and relocate it in the south west corner of the garden area.

The location is approx. 1.5 metre lower in elevation to the main house and surrounded by an existing landscaped area, including substantial mature trees.

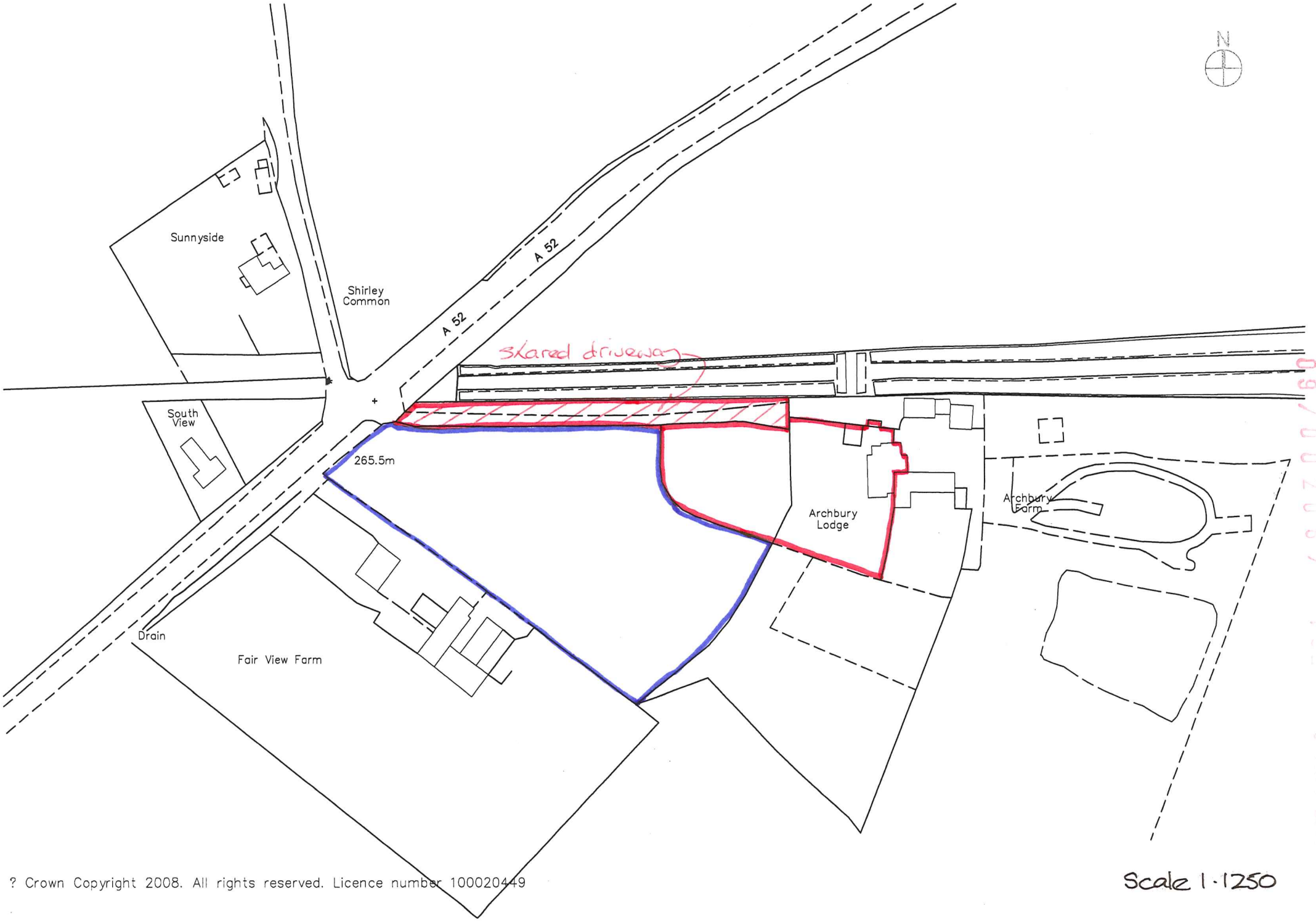
It is felt that the nature and scale of the existing garage in its present location is detrimental to the character and setting of the existing house and its proposed position is a far more appropriate location.

The second part of the proposal is to construct a single storey extension to provide a Granny Annex. The new building will provide a level internal link through to the existing house.

The extension will have rendered external walls, Staffordshire Blue clay tiles to the roof and upvc doors and windows all to match the existing structure.

Following a Pre application application and consultation with the Planning Officer the overall size of the extension has been reduced to comply with acceptable development percentages. Eaves and roof levels were also reduced and the proportion and detail of the proposed west facing window agreed.

The existing driveway will be extended to the new garage position and surfaced in gravel to match the existing.



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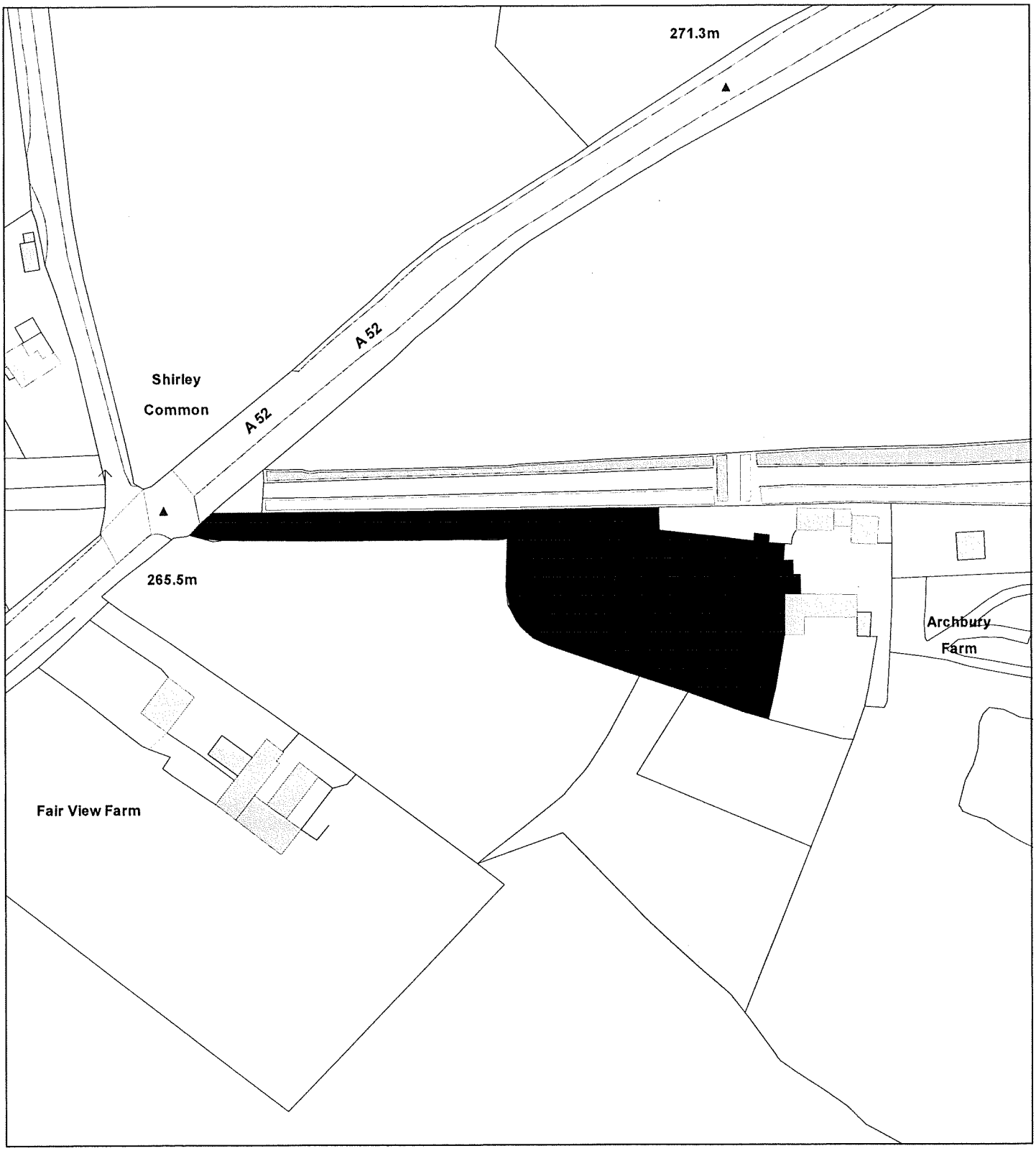
Scale 1:1250

Reference:	09/00208/FUL Kingsley



Date	10 March 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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