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

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.

09/00276/FUL 20 MAR 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:	R. Price
Last name:	
Company (optional):	
Unit:	
House number:	68
House suffix:	
House name:	CADY HILL
Address 1:	ASH BANK ROAD
Address 2:	WERRINGTON
Address 3:	
Town:	STOKE-ON-TRENT
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	ST2 9DL

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 the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXISTING PROPERTY & CONSTRUCTION OF 3 NO TOWN HOUSES

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use 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: 33 | House suffix:

House name:

Address 1: JADE STREET

Address 2: CHEADLE

Address 3:

Town: STOKE ON TRENT

County: STAFFORDSHIRE

Postcode (optional): ST10 1BG

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. 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 as possible: ☐

Officer name: R. Duncan

Reference:

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

Details of pre-application advice received?

CONFIRMATION THAT SCHEME FOR 3 NO TOWN HOUSES - MORE LIKELY TO BE LOOKED UPON FAVOURABLY

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

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

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

See drg no 01B for details of revised access Position

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

Bin Stores - See Site Plan.

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

Bin Stores - See Site Plan.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

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	Render	Facing brick to C.A approval	☐	☐	01B
Roof	Red/Brown tiles	Blue/Grey tiles to C.A approval	☐	☐	"
Windows	Painted timber	White UPVC or timber.	☐	☐	"
Doors	Painted timber.	White UPVC or timber.	☐	☐	"
Boundary treatments (e.g. fences, walls)	brick walls - timber Panel	brick walls & timber Panel fence retained - louvered with railings to frontage	☐	☐	"
Vehicle access and hard-standing	tarmac	brick Pavers	☐	☐	"
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:

dwg no 01B - Design & Access Statement.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	+2
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	2	+2
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

existing foul connection into site

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 [x] No

If Yes, you will need to submit a 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 [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

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

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Shrubs only [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐			3			3
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							3

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐		1				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*	3

Total existing residential units *(E + F + G + H) =*	1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total) +2.

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0·044 ha

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:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. 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):
[signature]		14·03·09

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):

25. 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: Ray Pryce

Or signed - Agent:

Date (DD/MM/YYYY): 14.03.09

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):

26. 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 correct fee: ☑ – no fee resubmission ☐

The original and 3 copies of a design and access statement: ☑

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

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 the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

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

Signed - Applicant: Ray Pryce.

Or signed - Agent:

Date (DD/MM/YYYY): 14.03.09 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0044	01782 302281	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. 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:

09/00276/ FUL 20 MAR 2009 - SM

DESIGN AND ACCESS STATEMENT

Proposed Development
to construct 3 No Dwellings

at

33 Tape Street, Cheadle

for

Mr R Price

March 2009

Contents

1.0 Introduction

2.0 Uses

3.0 Amount

4.0 Layout

5.0 Landscaping

6.0 Appearance/Scale

7.0 Access

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on 10 August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design and Access Statements; how to write, read and use them.*

1.3 This application is a 'second attempt' application following refusal ref. 08/01038/FUL and has been prepared following discussions with the Council's Senior Planning Officer Mr R Duncan.

2.0 Uses

2.1 The application site comprises a detached Bungalow, garden and parking area. The Bungalow which is in need of substantial repair and refurbishment is to be demolished.

2.2 The site is set within the Cheadle Town Development boundary, and is surrounded by predominantly 2/3 storey residential properties although there is also more modern portal framed structure to the rear.

2.3 In terms of the advice contained in Planning Policy Statement 3 "Housing", as a former garden, the site can be appropriately classified as "brownfield land". Government guidance on sustainability encourages the development of brownfield in preference to Greenfield sites.

Whilst higher density development is generally encouraged on brownfield sites, particularly those in built up areas close to services and facilities, PPS 3 nevertheless maintains a need to have regard to the existing character of the surrounding area in determining the appropriate density of development for any particular site.

It is considered that the revised proposal meets the terms of the guidance contained in PPS 3, and that the density of development proposed strikes an appropriate balance between the twin aims of national policy which are to achieve an effective use of land whilst also ensuring that new development fits its surroundings sensitively.

3.0 Amount

3.1 The application seeks to demolish No 33 (the existing dwelling which is in need of much repair and modernisation) and to redevelop the site for 3 no. town houses of a size similar to others in Cheadle Town Centre and has been determined following discussions with the Local Planning Authority.

3.2 It is considered that the site can accommodate this number of dwellings and still maintain a reasonable feeling of space around the buildings.

3.3 Each property will have an internal floor area of approximately 75 sq m which is the minimum required to provide 3 bedroom accommodation.

4.0 Layout

4.1 It is considered that the layout is respectful of the surrounding areas and has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised.

4.2 The layout has been further influenced by the requirement to provide a new access into the site which will give improved visibility when leaving it and provide both car parking within the site to the frontage and retain a reasonably private amenity area to the rear.

4.3 Account has been taken of the need to avoid impacting upon the amenity and privacy of the adjoining dwellings and as such there are no principle windows provided on the side elevations of the new dwellings these being provided solely on the front and rear elevations.

4.4 The properties have been sited so as to provide a reasonable visual gap between the new development and the main 2 storey elements of the adjacent buildings.

4.5 It is considered that this visual gap is sufficient to avoid feel of over development of the site as illustrated in the front street scene elevation, yet still enabling 3 no. 3 bed properties to be constructed which is essential for the financial viability of the scheme.

4.6 There are some side windows in the tall gable to the property on the left of the application site although these are only secondary windows to the particular room.

5.0 Landscaping

5.1 The topography of the site is relatively flat with a small fall from the site levels of the application site to No 35 Tape Street.

5.2 There is little of significant landscape interest save for a few small pockets of ornamental shrub planting and conifer hedge screening to the rear.

5.3 It is intended to provide a detailed landscaping scheme as a condition of any planning consent and so only the general principles are described in this statement.

5.4 Upon completion of the properties the ground will be generally rotovated and predominantly laid to lawn at the rear with ornamental shrub planting to the periphery – the hedge screening to the rear will remain.

5.5 A small brick wall with railings above is proposed to the road front to preserve a sense of enclosure to the site which will be softened by the provision of shrub planting immediately behind.

5.6 In general terms it is intended to supplement the existing hedge/fence screening to the main side boundaries with a laurel hedge – removing any dead or unsightly areas.

There is a backcloth of ornamental trees and shrubs to the rear of the site which will remain unaffected and the undergrowth of shrubs will be tidied up so as to provide suitable private garden areas.

The existing brick wall to the front of the site will be taken down to 600 mm high to improve visibility with the access centralised.

5.7 The frontage will be predominantly brick paved to provide a car parking/turning area with low level shrub planning set around the periphery to soften the impact.

6.0 Appearance/Scale

6.1 As illustrated in the attached photographs in the immediate vicinity of the site there are varying styles of traditionally designed properties predominantly 2 or 3 storey and either detached, semi-detached or terraced although the property being demolished is only single storey, this is very much out of character with the rest of the area.

6.2 The proposal has been specifically designed to match the character and scale of the majority of other buildings in the vicinity.

The submitted scheme incorporates traditional simple design features of other buildings in this street frontage with a vertical emphasis to the windows with stone or brick head and cill details.

Indeed the roof configuration has been specifically designed to ensure that the gable width reflects the style and width of the 2 properties immediately adjacent to the site.

6.3 Although the building form is simple, interest will be added by the incorporation of dog tooth brick corbelling details to both the eaves and verges together with contrasting string courses.

6.4 The facing bricks will be red/brown to match the traditional palette of brick colours found locally, and the roofing materials employed will be a traditional blue/grey plain clay tile.

6.5 Externally, it is proposed that red sandstone coloured lintels and cills will be provided to window and door openings so as to complement rather than contrast with the facing bricks to be used. The precise details of materials would be subject to the approval of the local planning authority. Doors and windows will be of a traditional design.

6.6 This revised proposal is for a redevelopment of the site which is of an appropriate scale and appearance having regard to neighbouring properties and which, it is anticipated, will enhance the appearance of the street scene and contribute to the preservation of the environmental quality and character of the locality.

7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement of the definition of "disability" is taken as that in Part 1 of the Disability Discrimination Act 1995.

7.3 All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold and all internal doors will be of a sufficient width to suit all users.

7.4 An ambulant staircase is provided to serve each property and all internal doors will be of a sufficient width to suit all users.

7.5 The site is considered to be in a sustainable location being close to the range of facilities in Cheadle Town Centre within walking distance of the local school and conveniently sited on bus routes – almost directly opposite a large public car park.

7.6 Meetings have taken place with the County Survey regarding the vehicular access to the site where it was concluded that a new central access position would be acceptable.

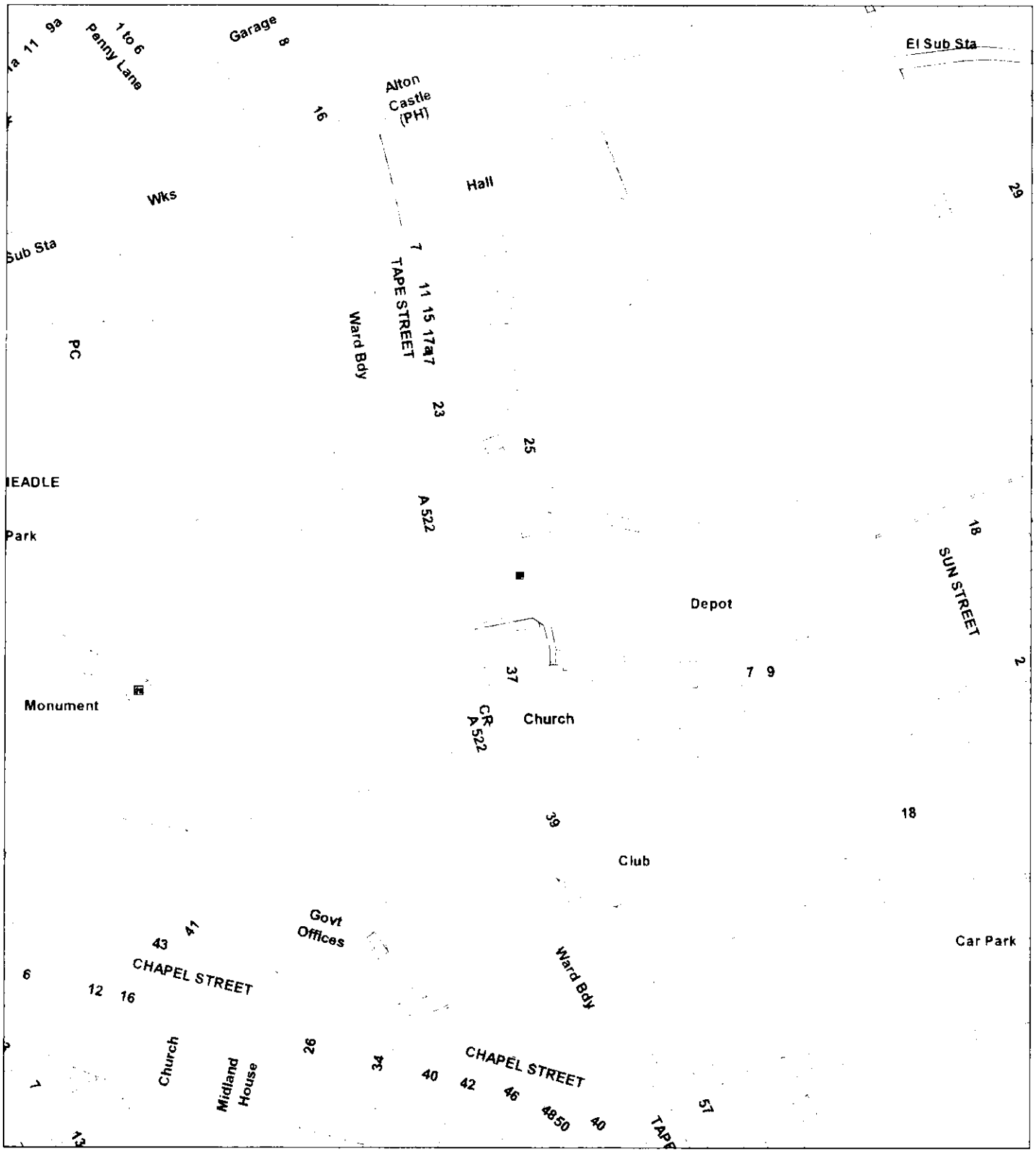
7.7 Access to the properties would be ramped via a newly formed private courtyard – each property would have sufficient dedicated parking (1 No space) and turning facilities within the site curtilage to meet their need.







Reference:	09/00276/FUL Cheadle



Date	26 March 2009
Organisation	SMDC
Department	PLANNING
Comments	

Scale : 1 1250

© Crown copyright. All rights reserved
Staffordshire Moorlands District Council
Licence no 100018384 2009