part one

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

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: J | Surname: Lomas

Company name:

Street address: Greenside
Hillswood Avenue

Town/City: Leek
County: Staffordshire Moorlands
Country:
Postcode: ST13 8EG

	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: Sammons Architectural Ltd | Surname: .

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: United Kingdom
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of dwelling

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

. Site Address Details

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

House: 0 Suffix:

House name:

Street address: Hillswood Avenue

Town/City: Leek

County: Staffordshire Moorlands

Postcode:

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

Easting: 397465

Northing: 356811

Description:

Land ajacent to Greenside

. 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):

Officer name:

Title: Ms First name: Rachael Surname: Simpkin

Reference:

Date (DD/MM/YYYY): 27/10/2008 (Must be pre-application submission)

Details of the pre-application advice received:

The proportions of the roof are too heavy and coupled with the frontage widthgive it an excessive scale and mass within its context. Consider that the site accommodate a split-level property with two storeys to this aspect. Recomend that any revised application is supported by a street scene elevation and/or photomontage.

. 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

. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

0. Materials

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

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Brick to LPA approval

10. Materials (continued)

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Slate or tile to LPA approval

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:

Plans and D&AS

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	0	4	4

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

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

As application drawings

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

14. Biodiversity and Geological Conservation

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

Having referred to the guidance notes, 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 (•) 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 (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

SMDC

15. Existing Use

Please describe the current use of the site:

Approved housing plot

Is the site currently vacant? (•) Yes ( ) No

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

Garden

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

Application advice
If you have said 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? ( ) Yes (•) 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 (•) 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 (•) No

18. Residential Units

Does your proposal include the gain or loss of residential units? (•) Yes ( ) No

Market Housing - Proposed

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

Proposed Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

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? 00.21 hectares

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: Breakwell

Person role: Agent Declaration date: 23/04/2009 ☒ 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: Breakwell

Person role: Agent Declaration date: 23/04/2009 ☒ 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 23/04/2009

SMDC

DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of single dwelling
ADDRESS : Land adj Greenside, Hillswood Avenue, Leek
APPLICANT : J Lomas
DATE : April 2009 JOB No. : 2008.1566

DESIGN

ASSESSMENT

Assessment Area

The site is located in a predominantly residential area on the fringes of the town of Leek. The application site is on sloping land that forms part of a wider strip of land that is seen from the A532 Macclesfield Road/Mill Street. Given that the nature of the proposal, it is considered that the Assessment Area should be informed by the character of dwellings near the site and the way that they fit within the strip of sloping land.

Physical

The site was formerly part of the sloping rear garden of Scarroway. Scarroway is a detached mid C20th dwelling. It has white painted brick walls and a hipped and tiled main roof. Greenside on the other side of the site is one of two recently constructed red brick dwellings with tiled gabled roofs. The style and age of other dwellings in the area are mixed. The south side of Hillswood Avenue is dominated by semi-detached red brick houses with white painted panels between upper and lower storey windows. The north side comprises a mix of detached and semi-detached, houses and bungalows.

Planning Policy

The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The site is located within the settlement boundary of Leek and in a residential area on the outskirts of the town centre. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.

PPS3 requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). It states that LPA's are responsible for delivering both the right quantity of housing to meet demands and needs in its area, and the right quality and mix for its communities. Para 25 states that one of the Government's key objectives is to provide a variety of high quality market housing and includes the managed replacement of existing housing where appropriate. Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure. It states that the priority should be to develop previously developed land, particularly vacant or derelict land or buildings. The site is classed as previously developed land for the purposes of PPS3, and will therefore contribute towards the Council's targets for the development of 'brownfield' sites.

Secure By Design

The layout of the proposal and the detailing of the proposed dwellings should be influenced by secure by design principles.

INVOLVEMENT

The proposal is informed by the nature of the approved proposal for the erection of a dwelling on the site under planning permission 05/273/OUT and the results of consultations on that

proposal, and also the objections raised to application 08/1594/FUL before it was withdrawn. Advice from the Planning Service prior to and following the withdrawal of the application has also guided the current proposal.

EVALUATION

The site lies in an area where the principle of housing development is acceptable. The proposal will be guided by three planning constraints- the provision of a safe access point, achieving satisfactory distances between dwellings and the setting of the proposed dwelling and garage in the landscape.

In terms of the first issue, the proposal replicates the access arrangements in the approved proposal.

In terms of the second issue, the position of the proposed dwelling and its relationship with existing houses satisfies the Space about Dwellings standards at Appendix 3 of the Local Plan.

In terms of the third issue, the design of this proposal is mindful of the former bungalow proposal and the advice given around the withdrawal of application 08/1594/FUL. Whilst the current proposal relates to a two storey building, the design has been approached in a way that gives the impression of a bungalow from lower land to the north around Kiln Lane and Harrison Park. From these lower areas the application site is viewed as part of a partly developed band of hillside. Where development has taken place (and this includes the two dwellings that include Greenside) it has generally been designed to present a low-key facade to the north with roofs helping to 'sit' buildings into the hillside. The comments of the Planning Service to application 08/1594/FUL have focussed on concerns about the 'heavy' proportions of the roof. The revised application has amended the proposal in two ways to address this. Firstly it has reduced the length of the proposed dwelling by about one third; secondly it has reduced the depth of the roof by about a half. The 'heaviness' of the roof has therefore been significantly reduced. The sloping nature of the site has been accommodated by using a split level design incorporating a single storey face towards Hillswood Avenue and a one and a half storey to the north. The proposed dwelling and the proposed detached garage have been positioned on the site in a pattern that reflects the development that has been approved on the site and on neighbouring sites. These revisions are considered to address the issues that were raised against the last application, and now propose an acceptable proposal.

DESIGN

Use

The application proposes a residential use by the erection of a single dwelling.

Amount

The erection of a single detached dwelling on the site equates to a site density of about 5 dwellings/hectare. Whilst this is below Government guidance on urban densities, it is largely driven by the difficulties presented by site levels, restricts on the number of dwellings allowed to be served off a private drive, and is a reflection of the density of other dwellings nearby.

Layout

The proposed layout is indicated on the application drawings. It illustrates that the position of the proposed dwelling on the site is driven by site levels.

Scale

The application proposes a two storey building on the site although this is only apparent on its end elevations. The north/northwest and the south/southeast elevations present a dormer bungalow scale.

Landscaping

Given the steeply sloping nature of the site, significant areas of the site will be available for landscaping.

Appearance

It is proposed to use traditional local materials, using a brick for walls and either plain tiles or a slate type roof material.

ACCESS

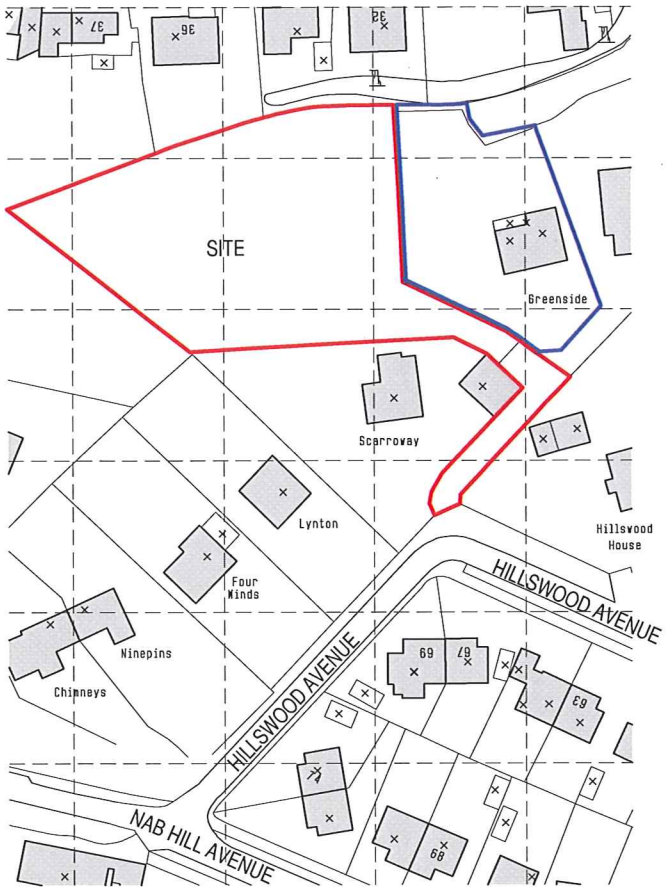
VEHICULAR AND TRANSPORT LINKS

The site is located near the outskirts of the town. Nevertheless it is within a reasonably level and moderate walking distance of Leek town centre where public transport routes are available.

INCLUSIVE ACCESS

Changes of level within the site cause difficulties for less abled people. However it is proposed to provide level access between the parking spaces and entrances to the house.

Hillswood Avenue is within a reasonably level and moderate walking distance of Leek town centre where a range of shops, services and employment opportunities are available.

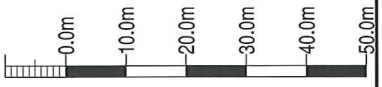


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LOCATION PLAN

SCALE 1:1250





scale bar @ 1:1250

MR & MRS J LOMAS

PROPOSED DWELLING ON LAND
ADJACENT TO
SCARROWAY,
HILLSWOOD AVENUE,
LEEK,
STAFFS,
ST13 8EG.

LOCATION PLAN

Date	Sheet	Scale
APRIL 2009	A4	1:1250
Drg No.	Rev.	Drawn
2008-1566-10	-	ASR

Rev.

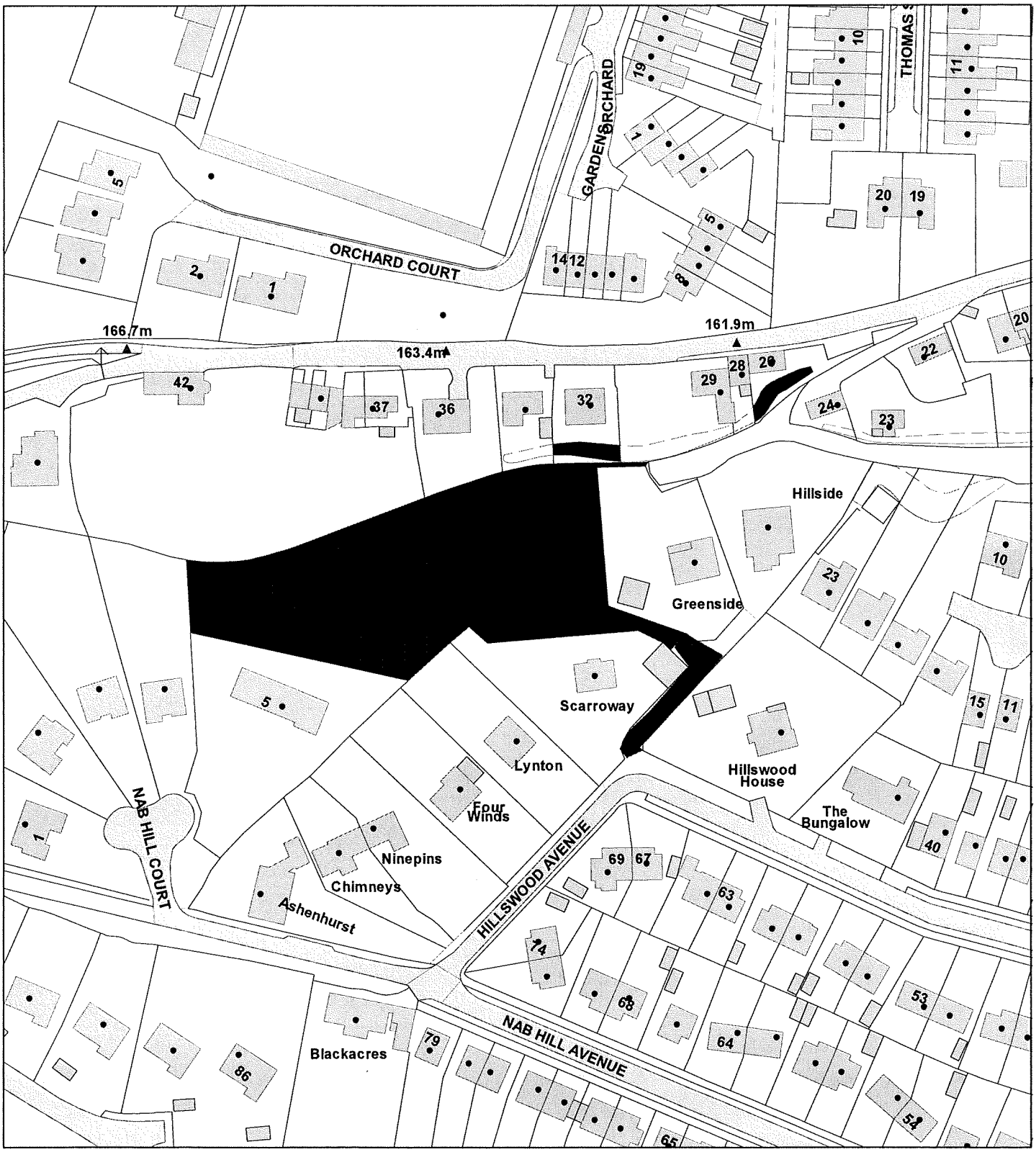
SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: info@sammonsltd.co.uk

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All dimensions must be checked prior to commencement.

09/00426

Reference:	09/00426/FUL LEEK



Date	06 May 2009
Organisation	SMDC
Department	Planning
Comments	

Scale : 1:1250

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