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

Householder Application for Planning Permission for works or extension to a dwelling.

Town and Country Planning Act 1990

08/02046/FUL 17 DEC 2008 SMD

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: ANDREW | Surname: SIMS

Company name:

Street address: HILL TOP FARM
BROWN EDGE

Town/City: NEAR LEEK
County: STAFFORDSHIRE
Country: UK
Postcode: ST6 8TY

	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: Mr | First Name: robert | Surname: ford

Company name: ryder ford associates

Street address: parkside
park road

Town/City: leek
County: staffordshire
Country:
Postcode: ST13 8JT

	Country Code	National Number	Extension Number
Telephone number:		01538 398290	
Mobile number:			
Fax number:			

Email address: roblford@btopenworld.com

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED ERECTION OF REPLACEMENT SINGLE STOREY SIDE EXTENSION TO DWELLING AND EXTENSION OF DWELLING INTO ADJACENT SINGLE STOREY FORMER TRADITIONAL AGRICULTURAL BUILDING AND ALTERATIONS TO THE EXISTING DETACHED DWELLING HOUSE.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 0 Suffix:

House name: Hill Top Farm

Street address: Hill Top

Brown Edge

Town/City: NEAR LEEK

County: STAFFORDSHIRE

Postcode: ST6 8TY

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

Easting: 390972

Northing: 354231

Description:

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, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

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):

Officer name:

08/0204 6/ FUL 11 DEC 2008

Title: Miss First name: Teresa Surname: Edgecox

Reference: duty officer consultation by applicant

Date: 01/06/2008

Details of the pre-application advice received:

extension replacement deemed acceptable because flat roof being replaced by a more desirable pitched roof - extension into barn not discussed

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

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

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Council Employee / Member

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

10. 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

11. 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:

COURSED RANDOM SANDSTONE

Description of *proposed* materials and finishes:

COURSED RANDOM SANDSTONE

11. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

WHITE PVC WITH PAINTED TIMBER TO BARN

Description of *proposed* materials and finishes:

PAINTED TIMBER

Doors - description:

Description of *existing* materials and finishes:

PVC WITH PAINTED TIMBER TO BARN

Description of *proposed* materials and finishes:

PAINTED TIMBER

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:

DRAWING NOS. HTB 00 - 05 (which includes a Design and Access Statement)

12. 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: robert Surname: ford

Person role: Agent Declaration date: 02/12/2008 ☒ Declaration made

12. 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: (•)

Notice recipient	Date notice served
Name: not applicable Number: Suffix: Street: Locality: Town: Postcode:	

Title: Mr First Name: robert Surname: ford

Person role: Agent Declaration date: 02/12/2008 ☐ Declaration Made

13. Declaration

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

Date 02/12/2008

08/02046/ FUL 11 DEC 2008 - S M D

Reference:	08/02046/FUL Brown Edge



08/02046/FUL 11 DEC 2008 - SMD

Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Description	

INITIAL BAT SURVEY

HILL TOP FARM, BROWN EDGE

STAFFORDSHIRE

A Report to Ryder Ford Associates

Middlemarch Environmental Ltd.
Triumph House
Birmingham Road
Allesley, Coventry
CV5 9AZ

Tel: 01676 525880
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E-Mail: admin@middlemarch-environmental.com
Web Site: www.middlemarch-environmental.com

Report Number: RT-MME-103729

October 2008

INITIAL BAT SURVEY

HILL TOP FARM, BROWN EDGE
STAFFORDSHIRE

CONTROLLED COPY

01 OF 02

01 RYDER FORD ASSOCIATES
02 MIDDLEMARCH ENVIRONMENTAL LTD

This study was conducted and compiled by
Tim Hextell

The contents of this report are the responsibility of Middlemarch Environmental Ltd.
It should be noted, that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment

Contract Number C103729

October 2008

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1. INTRODUCTION

Middlemarch Environmental was commissioned by Ryder Ford Associates on the 24th September 2008 to undertake a bat survey of a barn structure at Hill Top Farm, Brown Edge in Staffordshire. Middlemarch Environmental understands that the building is to be converted for residential purposes.

In England, Scotland and Wales all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales, this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW), which adds an extra offence, makes species offences arrestable, increases the time limits for some prosecutions and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994, (or Northern Ireland, 1995) (the Habitats Regulations), which defines 'European protected species of animals'.

The following account represents a simplified summary of the legislation provided by Mitchell-Jones and McLeish (2004). *Taken together, the Act, Order and Regulations make it illegal to:*

intentionally or deliberately kill, injure or capture (or take) bats;

deliberately disturb bats (whether in a roost or not);

recklessly disturb roosting bats or obstruct access to their roosts;

damage or destroy bat roosts;

possess or transport a bat or any part of a bat, unless acquired legally;

sell (or offer for sale) or exchange bats, or parts of bats.

The word 'roost' is not used in the legislation, but is used here for simplicity. The actual wording in the legislation is 'any structure or place which any wild animal...uses for shelter or protection' (WCA) or 'breeding site or resting place' (Habitats Regulations). Because bats tend to re-use the same roost after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.

The reader is referred to the original legislation for definitive interpretation.

2. APPROACH

2.1 INITIAL SURVEY

In line with the specifications detailed by English Nature (2004), a daytime survey of the site was conducted. A visual assessment was undertaken of the site internally and externally for activity and signs of possible bat presence. All likely roosting areas were visually assessed. Any accessible holes/cracks and crevices, which could have allowed bat access into potential roosting areas were inspected using an endoscope and clu-light (torch) where safe to do so.

3. RESULTS

3.1 SURVEY DETAILS

The initial survey was conducted on 30th September 2008 by Tim Hextell (Principal Technical Ecological Consultant). Weather conditions during the time of the initial survey were recorded and details are presented in Table 3.1.

Parameter	Initial Survey
Temperature °C	12
Cloud Cover %	100
Wind Force	F3
Precipitation	Heavy Showers

Table 3.1 Weather conditions during the initial bat survey

3.2 SITE DESCRIPTION

The site is located at National Grid Reference SJ 909 542, in a predominantly rural area on the north-eastern outskirts of the village of Brown Edge in Staffordshire. The surveyed structure consisted of a small, single-storey barn abutting a detached house.

Immediately to the south of the barn is a formal garden area, whilst to the east is an area of tarmac hardstanding. An access track is located adjacent to the northern side of the barn with some large detached residential properties beyond. West of the barn is an access road with adjacent small scale paddocks grazed by livestock.

Surrounding Land

Surrounding land use largely comprises livestock grazed pasture interspersed with small scale residential development serviced by a series of minor roads.

3.3 Initial Survey Results

3.3.1 External Assessment

The surveyed barn was a small scale structure, approximately 10 m x 5 m in extent and consisting of a mixture of solid brick walls rendered with concrete on the southern and western aspects with stone blocks forming the eastern and northern aspects (Plate No 1). All of the walls were noted to be in a good state of repair with no obvious gaps that could provide potential bat access points. Aeration bricks were present within the southern wall which allowed potential access points into the interior of the structure. These were inspected and found to possess a layer of cobwebs indicating no recent usage by faunal species including bats.

The north-western and south-eastern walls possessed a series of wooden framed windows which were all glazed and were noted to be in overall very good condition and offered no potential access points around the frames. Some of the upper sections of windows were noted to be open (and were judged to be left open throughout) and thus provided potential faunal access points. No evidence of bat usage was noted around the window areas i.e. bat droppings, feeding remains or staining.

Set within the north-eastern wall was a wooden stable (visible in Plate No. 1) which appeared to be left open on a semi-permanent basis, thus providing potential access for faunal species including bats. A further doorway was present in the south-western elevation of the structure. This opening possessed no door and therefore provided a permanent access point for faunal species including bats.

The roof was of a steeply pitched construction and covered in slate tiles, rather weathered and uneven providing some potential access points for faunal species including bats. The ridge tiles were all present but when viewed through binoculars it was possible to observe a series of potential access points where they met the roof tiles.

Both gable end areas were tightly fitting to the walls and provided no access points for bats. Along the north-western and south-eastern facing eaves areas wooden

soffit/weather boarding was evident which was noted to be tightly fitting for the most part, although some small gaps, but suitable for use by bats, were visually observed during the initial examination.

No evidence of bat usage i.e. bat droppings, feeding remains or staining was located during the external examination of the barn structure.



Plate No 1 – External view of south-eastern elevation of barn structure



Plate No 2 – External view of eastern and north-western elevations of barn structure

3.3.2 Internal Assessment

The internal inspection of the barn revealed a former cattle barn complete with low concrete internal walls and former feed areas. The brick walls had all been rendered up to their full extent. The floor area was constructed from concrete and appeared to be largely swept clean on a regular basis. The barn appeared to be currently used for storage purposes with a selection of household items noted including fridge/freezer and stored wood and sheets of plasterboard. The roof area was an open space with no ceiling present and constituted a wooden beam/purlin structure with wooden rafters (Plate No 3). A central wooden ridge beam was present. Wooden cross beams were present upon which rested lengths of stored wooden planking.



Plate No 3 – Internal view of barn structure

Wooden sarking was noted that was superficially close fitting but possessed some torn sections allowing access to areas between the tiles and the sarking. Some gaps were clearly visible between the roof tiles allowing direct access for faunal species to the outside. Several swallow *Hirundo rustica* nests were present within the barn attached to the wooden beams. Beneath some of these nests piles of swallow droppings had accumulated with droppings also visible on gable end walls and wooden beams/stored wooden planks.

Gaps, deemed suitable for roosting bats, were visible at the north-western gable end (Plate No 4). These were free of cobwebs and potentially indicate the presence of faunal species utilising such spaces.



Plate No 4 – Gaps at gable end walls providing potential access/roosting locations for bats. A swallow nest is present at the gable end apex.

An inspection of the south-western gable end wall area revealed the presence of numerous discarded yellow underwing moth wings *Noctua* sp at the foot of the wall with several also present stuck to the gable wall (Plate No 5). One or two droppings resembling those of long-eared bats *Plecotus* sp were also identified amongst the moth wings. The presence of the moth wings indicates a long-eared bat roost, as does the droppings. Therefore as the surveyor does not hold a Natural England bat licence he immediately left the barn structure.

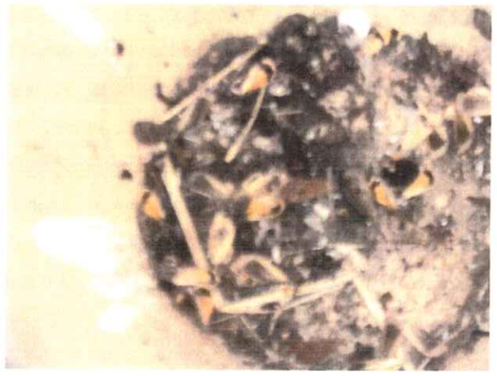


Plate No 5 – Accumulation of debris at foot of gable end wall including numerous yellow underwing moth wings

3.3.3 Surrounding Areas

Immediately adjacent to the south-west and south-east of the surveyed barn structure is the existing residential property and garage/storeroom. South of the barn is a formal garden area containing lawned space with a surrounding border of shrubs and young trees. To the east of the surveyed barn are areas of improved cattle grazed pasture enclosed by a mixture of fencing, drystone walls and hedgerows (both newly planted and some that are more established). To the north are several large detached residential dwellings with associated established gardens supporting a range of trees and shrubs Further residential development occurs to the west, frequently interspersed with small improved grassland fields.

Habitats within 1km of the site which have been identified as suitable for bats to utilise include:

- Hedgerows for foraging and commuting purposes;
- Residential houses and gardens (providing potential roost locations and feeding sites;
- Small areas of broad-leaved woodland providing roosting, feeding and commuting opportunities: and
- Scattered trees providing additional roosting potential.

4. DISCUSSION

4.1 EXTERNAL ASSESSMENT

The external assessment of the surveyed barn structure identified many potential bat access points into the building. Suitable features for bats to utilise included:

- Gaps around the eaves;
- Slipped tiles; and
- Open doorways.

4.2 INTERNAL ASSESSMENT

The internal assessment identified one or two droppings resembling those of brown long-eared bats and feeding remains comprising large numbers of yellow underwing moth remains (a favoured prey item of long-eared bats).

The barn provided potential roost locations. These included:

- The areas between the felt sarking and roof tiles;
- Along the ridge beam; and
- Gaps along gable ends.

The habitats immedaitely surrounding the site provide some foraging and commuting habitat for bats, whilst the wider area provides a range of opportunities for feeding, roosting and commuting bat species.

5. CONCLUSIONS & RECOMMENDATIONS

R1 As a bat roost has been identified for brown long-eared bats within the barn no work must be undertaken which will contravene the legislation outlined in Section 1.

Examples of *intentionally or deliberately kill, injure or capture (or take) bat's, deliberately disturb bats, recklessly disturb roosting bats or obstruct access to their roosts, and damage or destroy bat roosts* includes activities such as*:

- Removal of the bat roosts;
- Pointing/filling in wall fissures;
- Removal of the roof;
- Alterations in:
  - Noise;
  - Odour;
  - Vibration (i.e. earthworks/site levelling);
  - Shading (this can alter the temperature of the roost);
  - Light (i.e. changing evening/nocturnal light conditions with artificial lighting).

* This is not a comprehensive list of examples and other works could result in a breach of the legislation.

R2 A Natural England licence must be obtained before any work can be undertaken on the barn. This licence will include an appropriate mitigation strategy for brown long-eared bats.

This application for a development licence will need to include appropriate mitigation measures such as the installation of bat roost units, whilst ensuring that the bats are protected from harm during the development.

Prior to a development licence being issued by Natural England, full planning permission must be obtained and details of the bat mitigation measures must be supplied to and approved by the local county ecologist.

In order to determine the type of bat roost contained within the surveyed building additional nocturnal surveys will be required. The Bat Conservation Trust Guidelines (2007) state that up to three nocturnal/dawn surveys may be required. It is recommended that the first survey results are discussed with the county ecologist/Natural England to determine the number of surveys and level of survey effort that will be required to obtain necessary detail to inform the mitigation strategy.

REFERENCES AND BIBLIOGRAPHY

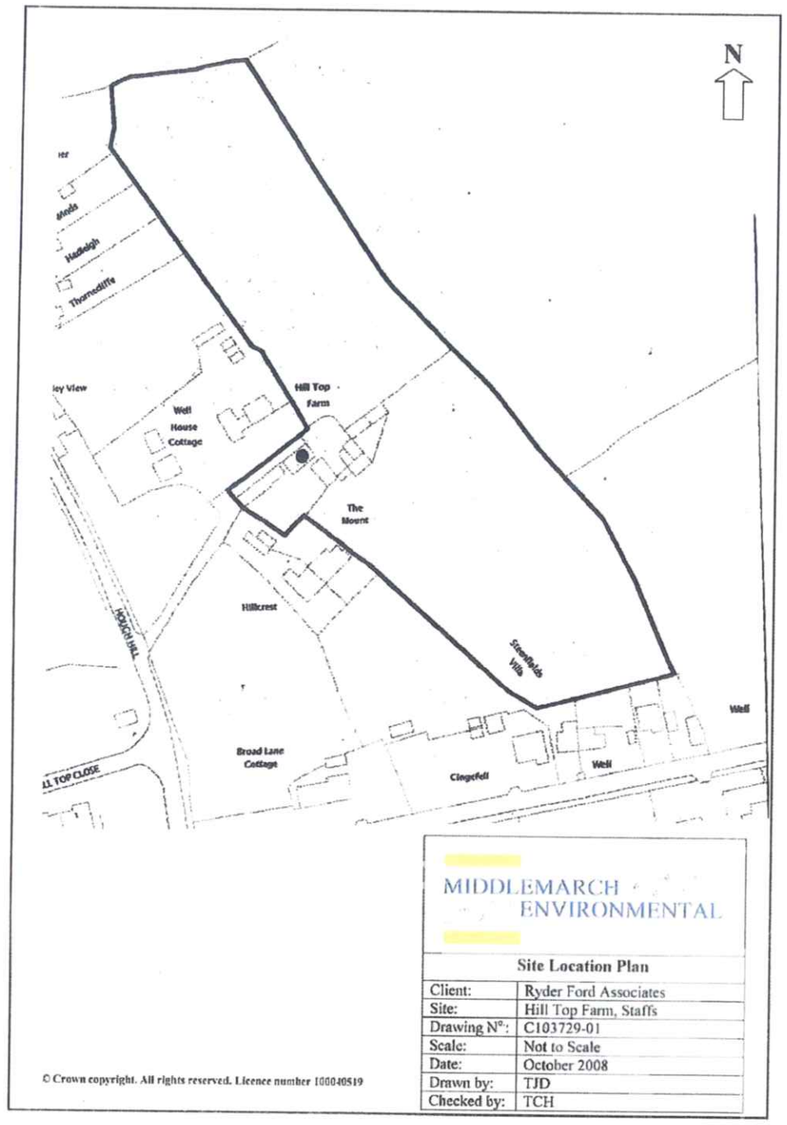
Bat Conservation Trust (2007). *Good Practice Guidelines*. Bat Conservation Trust, London.

English Nature (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

Jones, K and Walsh, A (2001). *A Guide To British Bats*. The Mammal Society, London.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *The Bat Workers' Manual (3rd Ed.)*. JNCC, Peterborough.

APPENDIX 1



FUL 1 DEC 2008 - S

MIDDLEMARCH ENVIRONMENTAL

QUALITY ASSURANCE

TITLE: HILL TOP FARM, BROWN EDGE
STAFFORDSHIRE

BAT SURVEY

A Report to Ryder Ford Associates

Contract Number: C103729

Report Number: RT-MME-103729

Revision Number: 00

Description: Final

Date: October 2008

Checked by:

Anna Dudley
Ecological Consultant

Approved by:

Dr. Philip Fermor
Managing Director

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION PORTAL REF: **PP-00616480**

SITE ADDRESS: HILL TOP FARM BROWN EDGE ST16 8TY

PROPOSAL: Reconstruction of enlarged single storey axial extension to two storey detached dwelling house, external alterations to dwelling and expansion of living accommodation into adjacent domestic storage (former agricultural) single storey building.

DEC 2008

DESIGN 08/02046/FUL 11 DEC 2008 - SMC

General assessment of context:
The site is within the domestic curtilage of a former farm dwelling house.
The local area is, being on the edge of the settlement of Brown Edge in the Staffordshire Moorlands, predominantly rural residential arising from a form of scattered homestead development characteristic of this semi upland pastoral farming area on grit/sandstone.

The local residential character has been consolidated during the 20th. cent by infilling.
Infilling has caused the local traditional form of construction of stone walls with clay tiled roofs to be largely supplanted by brick with some rendered walls and with concrete tile/slate roofs.

Proposal evaluation:
The proposal is fairly simple. The current house is rather cramped and with only 2 bedrooms. The occupant/applicants are a young growing family and intend to provide a third bedroom at first floor level by moving the first floor bathroom to the ground floor.

The ground floor space to be utilised for the bathroom is best located where the existing kitchen is and so this is to be relocated where the existing single storey extension is with the extension rebuilt to allow for a space large enough for both kitchen and dining purposes.

The use displaced from the existing single storey part is then to be transferred into the adjacent former agricultural building (in part with the remainder of the "barn" being given over to a dayroom / playroom. (the internal layout is to be decided).

The applicants intend to take the opportunity presented by these significant building operations to remodel those parts of the existing house which have lost their traditional form since first constructed. To this end they intend to replace windows with traditional painted timber casements, replace flat roofed "roof extensions" with traditional true dormers and to replace on the house and reconstructed extension artificial stone outer leaves of masonry with natural coursed stone to match the original house.
The barn requires no external alteration except to replace existing hopper style windows with the same but double glazed.

There are no landscaping alterations or additions generated by the proposal.

ACCESS

Vehicular access to the site from the public road network will be unaltered by the proposal and is existing by way of a private shared driveway.

Access to the dwelling is generally on the flat and the reconstructed extension will provide an opportunity to provide level access into the dwelling and the provision of a downstairs wc with both being accessible by persons with limited mobility.

R. Ford
Ryder Ford Associates
Park Road
Leek
ST13 8JT 01538 398290 roblford@btopenworld.com

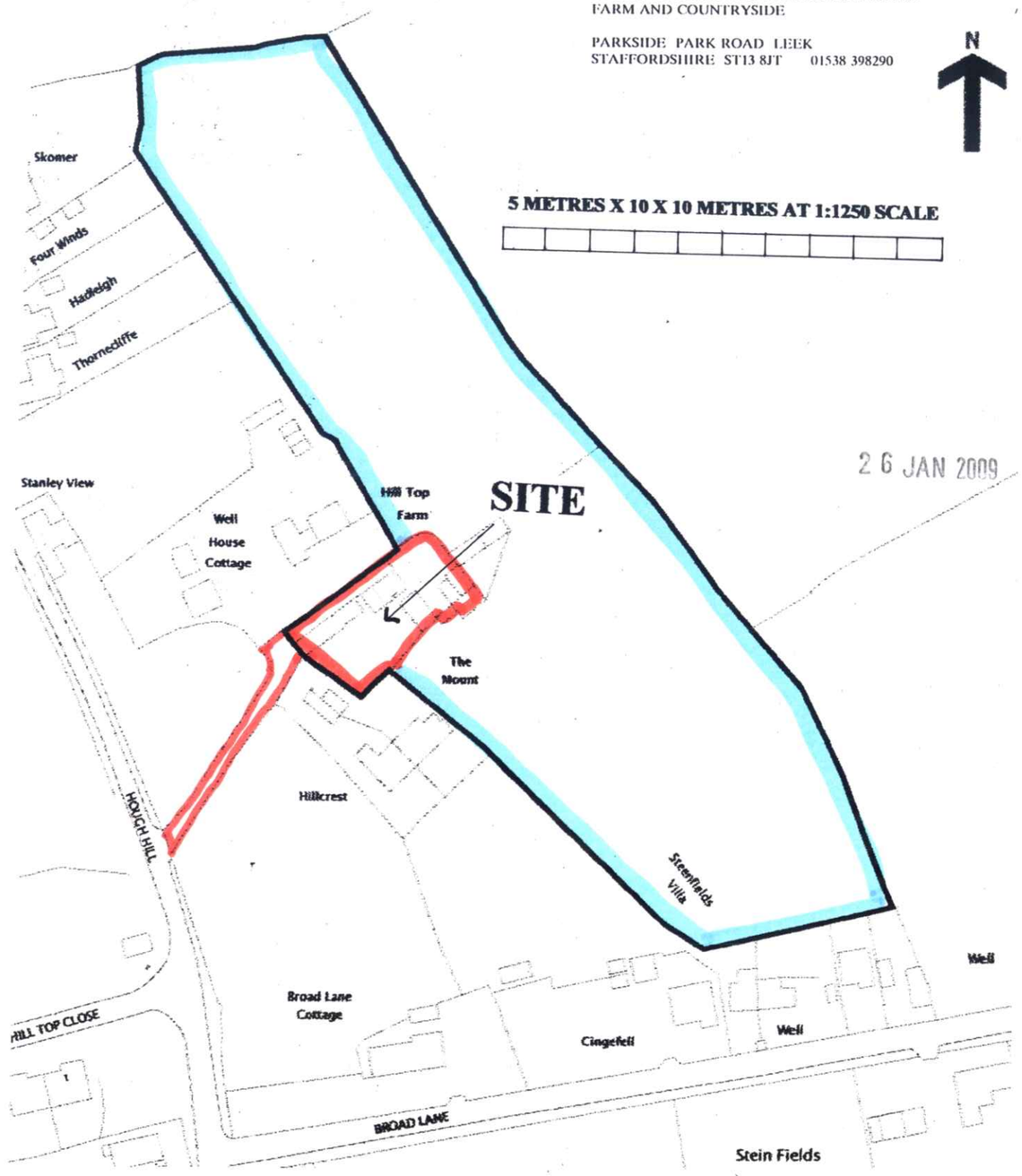
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

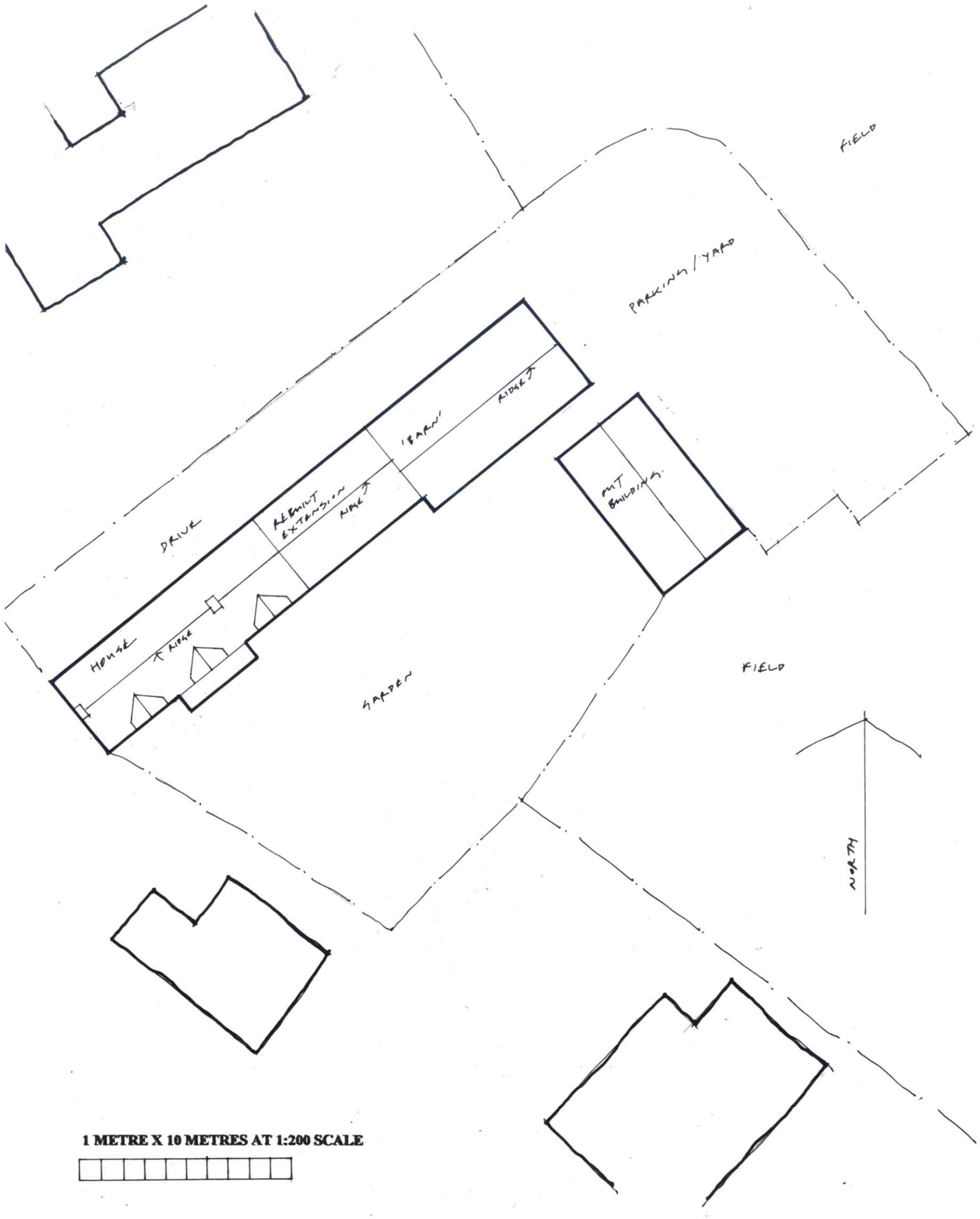


26 JAN 2009

DRAWING NO. **HTB 00 SITE LOCATION AND DESIGN AND ACCESS STATEMENT**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT
HILL TOP FARM HILL TOP BROWN EDGE
Staffordshire Moorlands

11 2008



1 METRE X 10 METRES AT 1:200 SCALE

Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

26 JAN 2009

08/02046/FUL 11 DEC 2008 - SMD

DRAWING NO. **HTB 01 SITE PLAN 1:200**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT **HILL TOP FARM** HILL TOP BROWN EDGE
Staffordshire Moorlands

11.2008

Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

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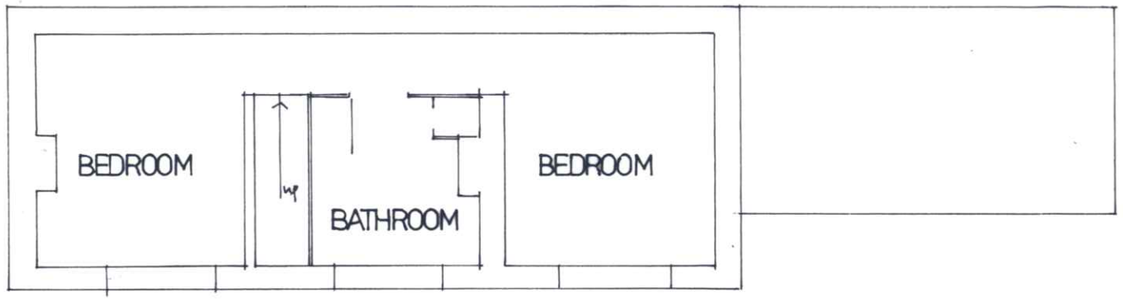
STAFFORDSHIRE ST13 8JT 01538 398290



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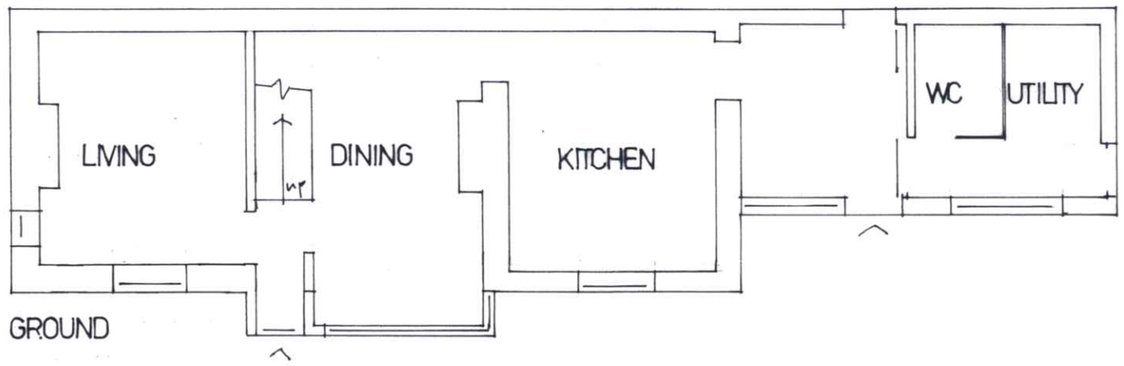
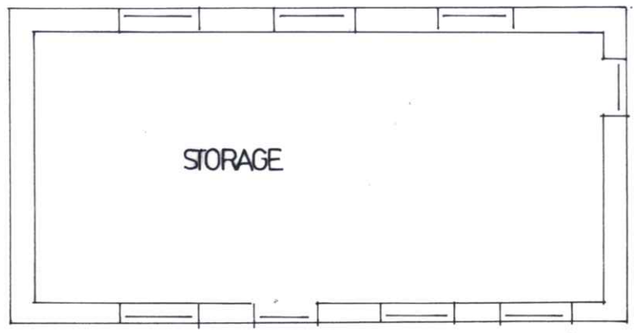
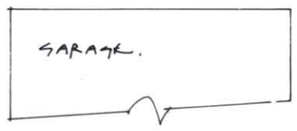
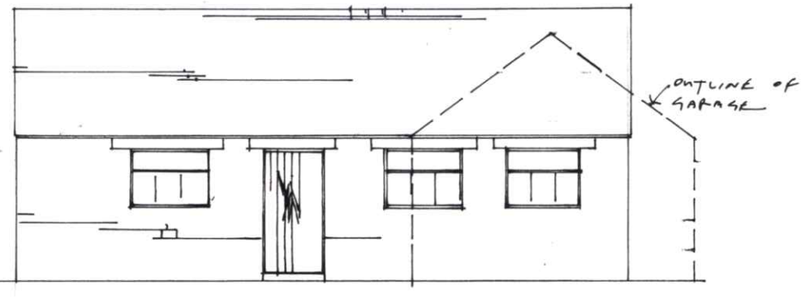


GROUND









26 JAN 2009

1 METRE X 5 METRES AT 1:100 SCALE

08/02046/FUL 11 DEC 2008 - SMD

DRAWING NO. **HTB 02 FLOOR PLANS AND FRONT (SE) ELEVATION AS EXISTING 1:100**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT
HILL TOP FARM HILL TOP BROWN EDGE
Staffordshire Moorlands

11.2008

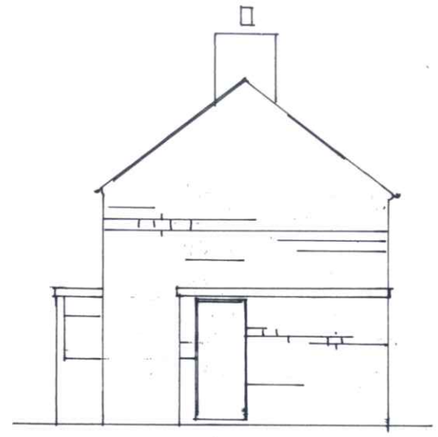
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

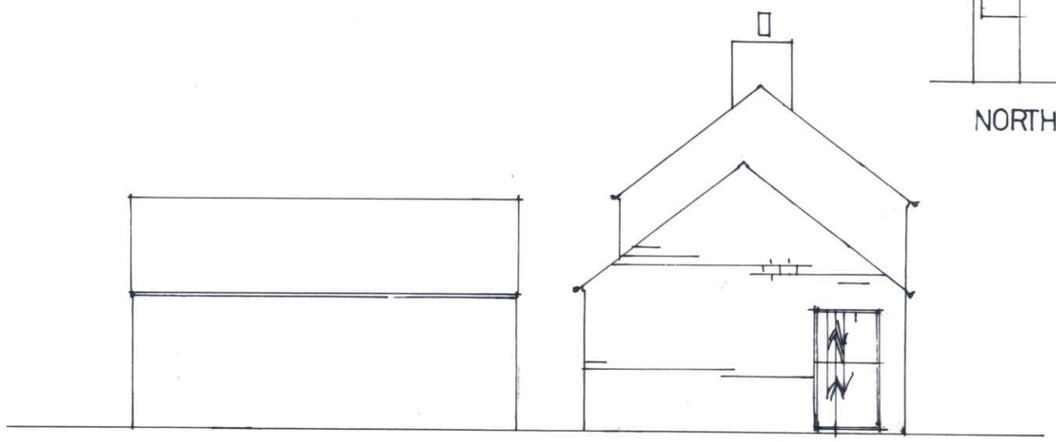
ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

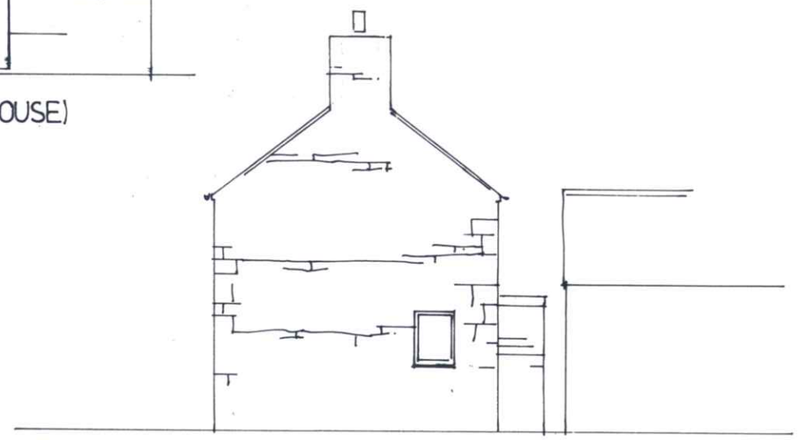
PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290



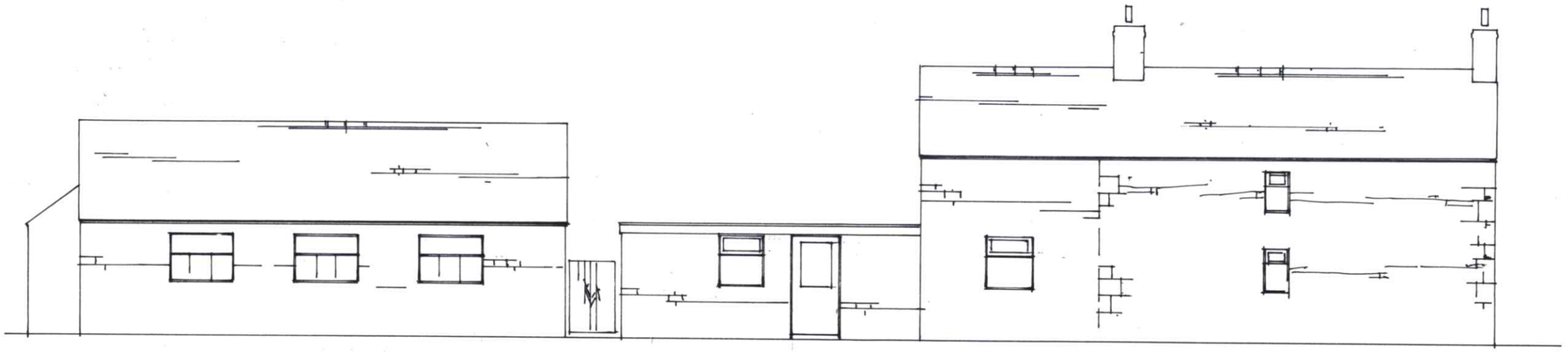
NORTH EAST (HOUSE)



NORTH EAST



SOUTH WEST



NORTH WEST

26 JAN 2009

08/02046/ FUL 11 DEC 2008 - SMB

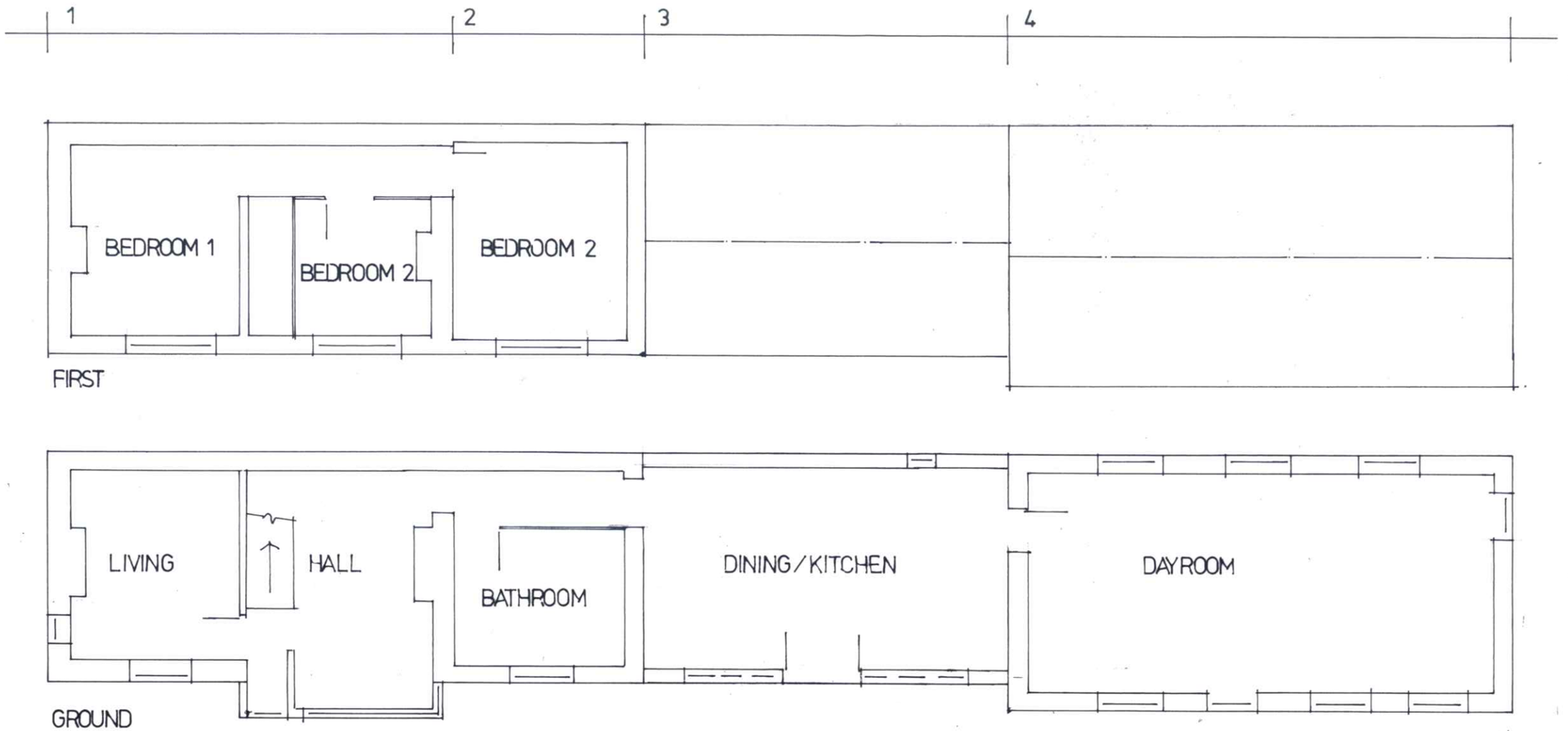
1 METRE X 5 METRES AT 1:100 SCALE

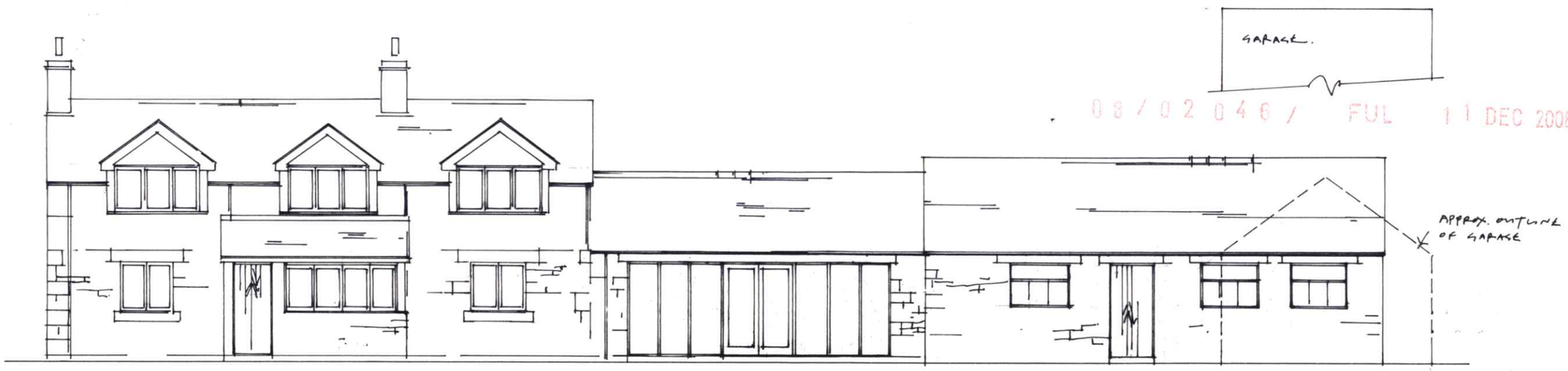
DRAWING NO. **HTB 03 ELEVATIONS AS EXISTING 1:100**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT **HILL TOP FARM** HILL TOP BROWN EDGE
Staffordshire Moorlands

11 2008

Ryder Ford
ASSOCIATES
DEVELOPMENT CONSULTANTS
ARCHITECTURE : PLANNING
BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE
PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290





26 JAN 2009
08/02046/FUL 11 DEC 2008 - SMD

1 METRE X 5 METRES AT 1:100 SCALE

DRAWING NO. **HTB 04 FLOOR PLANS AND FRONT (SE) ELEVATION AS PROPOSED 1:100**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT
HILL TOP FARM HILL TOP BROWN EDGE
Staffordshire Moorlands

09 2008

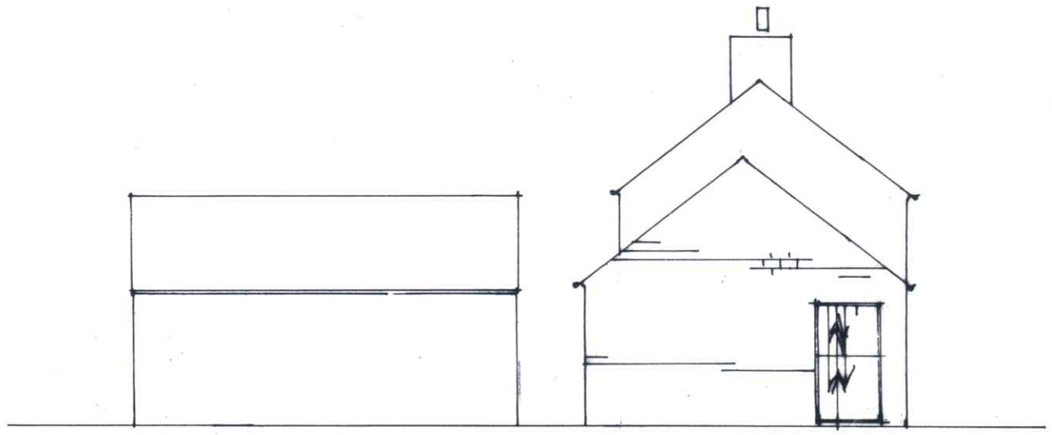
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

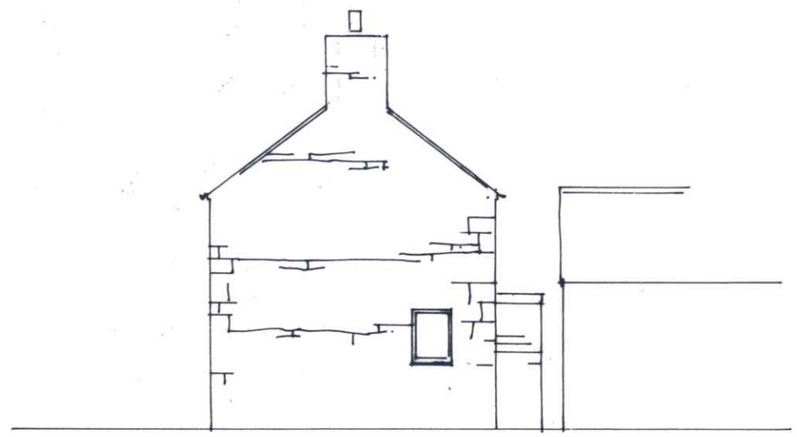
ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

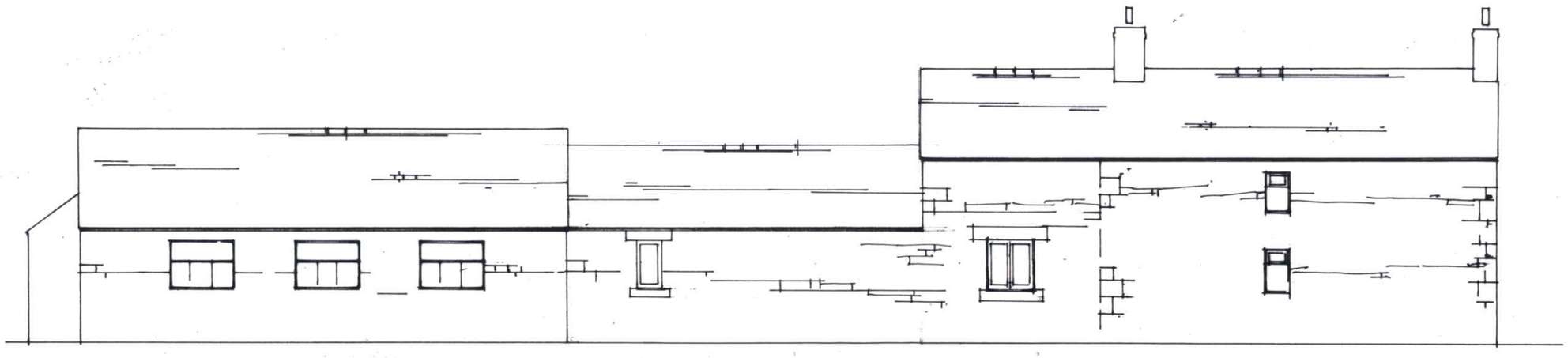
PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290



NORTH EAST



SOUTH WEST



NORTH WEST

2 6 JAN 2009

09/02046/ FUL 11 DEC 2008 - S M D

1 METRE X 5 METRES AT 1:100 SCALE

DRAWING NO. **HTB 05 ELEVATIONS AS PROPOSED 1:100**

PROPOSED RECONSTRUCTION OF SINGLE STOREY PART OF DWELLING HOUSE AND EXTERNAL ALTERATIONS AT **HILL TOP FARM** HILL TOP BROWN EDGE
Staffordshire Moorlands

11 2008