STAFFORDSHIRE moorlands DISTRICT COUNCIL

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S.M.D.C. O.P.U. - 9 APR 2009 ACK PASSED TO FILE

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 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.

Please complete using block capitals and black ink. 09/00384/ FUL - 9 APR 2009

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/MRS
First name:	JOHN / KAY
Last name:	CHAMP
Company (optional):	
Unit:	
House number:	158
House suffix:	-
House name:	
Address 1:	STALLINGTON ROAD
Address 2:	BLYTHE BRIDGE
Address 3:	
Town:	
County:	STAFFORDSHIRE
Country:	UK
Postcode:	ST11 9PA

2. Agent Name and Address

Title:	MR
First name:	ROBERT
Last name:	FORD
Company (optional):	RYDER FORD ASSOCIATES
Unit:	
House number:	
House suffix:	
House name:	PARKSIDE
Address 1:	PARK ROAD
Address 2:	
Address 3:	
Town:	LEEK
County:	STAFFORDSHIRE
Country:	UK
Postcode:	ST13 8JT

3. Description of Proposed Works

Please describe the proposed works:

ERECTION OF TWO STOREY REAR EXTENSION TO DWELLING HOUSE, FORMATION OF VEHICULAR ACCESS AND FORMATION OF 2 NO. DORMER ROOFS OVER EXISTING WINDOWS TO FRONT OF HOUSE

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 submissi

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 submissio

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: N HOLDING

Address 1: CAVERSWALL ROAD

Address 2:

Address 3:

Town: CAVERSWALL

County: STAFFORDSHIRE

Postcode (optional): ST11 9EL

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

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):

NCC 01 AND NCC 03 AND 04

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:

JAKE DERRY (COUNTY HIGHWAYS OFFICER)

Reference:

NO REF:

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

FEB 2009

Details of the pre-application advice received:

POSITION CROSSING AT EASTERN PART OF PLOT FRONTAGE

09/00038

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:

NCC 01

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:

WILL PROVIDE OFF STREET CAR PARKING

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	RENDER (OR FACING BRICKWORK - SEE DESIGN AND ACCESS STATEMENT	☐	☐	ncc 03/0[illegible]
Roof	PLAIN TILES	PLAIN TILES	☐	☐	"
Windows	uPVC	uPVC	☐	☐	"
Doors	uPVC	uPVC OR TIMBER	☐	☐	"
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting	09/00384/	FUL - 9 APR 2009 - S M[illegible]	☑	☐	
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:

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)

07 07 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 d 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 yea 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): 03/07/2009

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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.

3 copies of a completed and dated application form: ☑

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: ☑

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

3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☑

- National Park (GREEN BELT)
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

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

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): 03/07/2009 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: 01570 | National number: 396290 | Extensic number

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): robfopp@btopenworld.com

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 th agent/applicant's details)

If Other has been selected, please provide:

Contact name: Rob Fopp | Telephone number: 01570 396290

Email address: robfopp@btopenworld.com

09/0038 41 FUL - 9 APR 2009 - S M

DESIGN AND ACCESS STATEMENT in support of a planning application to erect a two storey rear extension to a dwelling house and formation of vehicle access at
U HOLDING CAVERSWALL ROAD CAVERSWALL Staffordshire Moorlands ST11 9EL

03 2009

DESIGN

The existing two storey semi detached house was built in c.1920 by the County Council and was then intended as a dwelling associated with a smallholding. The land associated with the house has long since been amalgamated with adjoining land and the house is no longer a farm dwelling.

The house is in serious disrepair and requires extensive refurbishment works. The extension, which is to built at the same time as the refurbishment works, is intended to enhance the living accommodation by providing larger bedrooms and bathroom and an additional living room.

The proposed extension exceeds in depth that which is permitted for a 2 storey extension under the provisions of the GPDO 1995 as amended 10 2008.

The built form of the extension replicates that of the house being of rendered brick with a pitched plain tiled roof. (or facing brickwork if the outer leaf of the gable wall of the house is rebuilt in facing brickwork if required to address a structural defect)

By being inset at the corner at it's junction with the house and having a lower ridge height, the extension will appear subordinate in mass to the main house part and thereby not dominate the main house part or cause the house to appear over large in this countryside setting.

ACCESS

The house is located off a fairly busy main road leading to the settlement of Caverswall. On street car parking is problematic in that is reduces traffic flow and probably represents a road traffic hazard.

The proposed pavement crossing will facilitate off street car parking and indeed turning.

The crossing is positioned towards the eastern end of the available frontage (without breaking into the raised front garden area to the house) so as to provide maximum visibility of oncoming road traffic when leaving the site.

Inclusivity of access to the house and extension is controlled by the current Building Regulations.

09/00384/FUL - 6 APR 2009

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