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.

Please complete using block capitals and black ink. 08/01402/FUL 16.09.2008 - SMD

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:	STEPHEN
Last name:	BEAUMONT
Company (optional):	
Unit:	
House number:	47
House suffix:	
House name:	
Address 1:	LEONARD AVENUE
Address 2:	BADDELEY GREEN
Address 3:	
Town:	STOKE ON TRENT
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	ST2 7HW

2. Agent Name and Address

Title:	MR
First name:	SCOTT
Last name:	MILLINGTON
Company (optional):	WOOD GOLDSTRAW & YORATH
Unit:	
House number:	47
House suffix:	
House name:	CHURCHILL HOUSE
Address 1:	REGENT ROAD
Address 2:	HANLEY
Address 3:	
Town:	STOKE ON TRENT
County:	STAFFORDSHIRE
Country:	ENGLAND
Postcode:	ST1 3RH

3. Description of the Proposal

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

PROPOSED DETACHED DWELLING AND DETACHED GARAGE

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: | House suffix:

House name:

Address 1: LAND AT BANK HOUSE

Address 2: CHURCH LANE

Address 3: ENDON

Town: STAFFORDSHIRE MOORLANDS

County: STAFFORDSHIRE

Postcode (optional): ST9 9HF

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:

LISA GOLDSTRAW/CHRIS DRAGE

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission) 11/02/2008

Details of pre-application advice received?

PROPOSAL WAS NOT INKEEPING WITH THE CONSERVATION AREA, SETTING AND MASSING OF THE DWELLING WAS A CONCERN THUS REVISED SCHEME SCALED DOWN AND MATERIALS CHANGED

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)

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:

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

If Yes, please provide details:

8. Neighbour and Community Consultation

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

If Yes, please provide details:

LOCAL VICAR AND ARTHUR WOOD (NEIGHBOUR)

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		SOURCED STONE	☐	☐	
Roof		HAWKINS STAFFORDSHIRE BLUE CLAY TILES	☐	☐	
Windows		SPRAYED WHITE TIMBER SEASONED OAK	☐	☐	
Doors		TIMBER	☐	☐	
Boundary treatments (e.g. fences, walls)		STONE	☐	☐	
Vehicle access and hard-standing		RECLAIMED COBBLE SETTS	☐	☐	
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:

PLAN DRAWING
DESIGN & ACCESS STATEMENT
SAMPLES

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	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
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? [ ] 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 GARAGE WHICH IS TO BE DEMOLISHED HAS EXISTING FOUL CONNECTION

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 CURTILAGE TO BANK HOUSE (GARAGE AND GARDEN)

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? [ ] 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? [x] 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 [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	☐				✓		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) =*							

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) =*							

Total proposed residential units *(A + B + C + D) =* 1

Existing Housing

Market Housing	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) =*							

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

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

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) 700 SQ.M.

$Date: 2008/03/26 15:23:36 $ $Revision: 1.30 $

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):
		08/07/2008

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:

Or signed - Agent:

Date (DD/MM/YYYY): 08/07/2008

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: ☑

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:

Or signed - Agent:

Date (DD/MM/YYYY): 08/07/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01782	645170	

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:
01782	208000	309

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
01782	208712

Email address (optional):

s.millington@woodgoldstraw.co.uk

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:

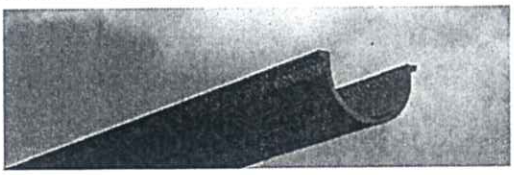
Email address:

RAINWATER
SYSTEMS OVERVIEW
TECHNICAL SUPPORT
INSTALLATION
LIFECYCLE SUPPORT
TRACK RECORD

ALUMINIUM GUTTER SYSTEMS
HERITAGE CAST ALUMINIUM
AQUALINE EXTRUDED
GX PRESSED
ALUMINIUM DOWNPIPE SYSTEMS
HERITAGE
FLUSHJOINT
GUARDIAN SECURITY
ALUMINIUM FASCIA/SOFFITS
EAVESLINE
SKYLINE
CAST IRON RAINWATER SYSTEMS
APEX HERITAGE GUTTERS & DOWNPIPES

RAINWATER
DRAINAGE
WATERPROOFING
METAL ROOFING
FAÇADES

– Quick Search – GO



Apex Heritage Gutters

Beaded Half Round — Beaded Half Round

Gutters




→ Download CAD
→ Product Data
→ Add to MyFile

Union Clips





→ Product Data
→ Add to MyFile

Stop-Ends External Left/Right Hand





→ Product Data
→ Add to MyFile

Stop-Ends Internal Left/Right Hand





→ Product Data
→ Add to MyFile

Running Outlets Double Spigot/Socket Pipe




→ Product Data
→ Add to MyFile

90 degree Angles - Combined



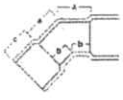

→ Product Data
→ Add to MyFile

120 degree Angles - Combined




→ Product Data
→ Add to MyFile

135 degree Angles - Combined




→ Product Data
→ Add to MyFile

Fascia Brackets




→ Product Data
→ Add to MyFile

08/01483/FUL 10 JUL 2008 - SMD

Galvanised Steel Rafter Bracket - Side Fix

No image currently available

No image currently available

→ Product Data
→ Add to MyFile

Galvanised Steel Rafter Bracket - Top Fix



Heritage

Round Pipes

Pipes with Ears

Pipes without Ears

Pipes without Ears

08/01427/FUL 10 JUL 2008 - SMD

Proposed Dwelling with Detached Double Garage on Land adjacent Bank House, Church Lane, Endon, Staffordshire.

DESIGN & ACCESS STATEMENT

This Design & Access Statement accompanies an application for a new dwelling on land formally owned by Bank House, Church Lane, Endon. The statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for a development for a residential dwelling some aspects such as the social and economic content are of limited applicability. This Design & Access Statement is necessary for the proposed application.

The site itself lies within Endon Conservation Area, fronting Church Lane, almost opposite the lych gate of St Luke's Church.

Endon Conservation Area was designated in 1972 being amended in 1993.

The Conservation Area lies north-west of the A53, this being the main artery between Leek and Stoke on Trent.

The site lies within the upper part of the Conservation Area which contains the medieval settlement of Endon on Endon Bank.

These set boundaries preserve the rural setting of present and former farmhouses and hamlets.

DESIGN ISSUES

The proposal sits within the once residential curtilage of Bank House. This is of red brick and clay roof tiles, being quite imposing along Church Lane. Decorative chimney stacks and dental courses are evident, complete with stone window surrounds.

The proposal is enclosed behind a stone wall fronting Church Lane and opposite sits the lych gate to St Luke's Church, again being of stone construction with exposed timber roof members and clay tiled roof.

The application is for a new detached dwelling with detached garage.

The site has previous approval for a dwelling, application number 06-00636-FUL.

The proposal sits within an existing residential area where similar development has taken place, though more recently being outside the Conservation Area.

POLICY B11 – CONSERVATION AREAS

In a Conservation Area the Local Planning Authority will seek to ensure that development preserves or enhances the appearance or character of the area and is in sympathy with it in terms of scale, siting, alignment, mass, design, colour and materials.

QUANTUM OF DEVELOPMENT

The site has an area of approximately 700 sq.m. sitting within the residential curtilage of Endon Bank. The site available is large enough to sustain a 4-bedroom detached property with sufficient accommodation and amenity areas. The application is for a detached dwelling providing accommodation comprising kitchen/dining; utility; WC; entrance; study; lounge and gym to ground floor. To the first floor there will be four bedrooms, three of which will have en-suite facilities and one bathroom. Taking advantage of existing ground levels it is proposed to have a small basement under the gym.

Consultation was taken and the level of accommodation required by the Client body has been reduced.

LAYOUT

As mentioned, the site has permission approved for a dwelling. Although alternative layouts were considered, it was favourable to best orientate the dwelling to follow the approved scheme, this such layout takes best advantage of open views to the front facing Church Lane over St Luke's Church and Sutton House in a northern aspect. The plan layout is an 'L' shape form having the kitchen/dining area set at 90° to the main dwelling, to the rear of the property it is proposed to use extensive areas of glass to the ground floor to take best advantage of south and south-east aspects. The detached garage will be positioned towards the rear of the site, having shared access off Church Lane.

The eastern boundary is somewhat screened by mature deciduous trees. These are greater in height than the houses on Church Lane. Presumably part of the 19th Century planting scheme for the more grander houses on Church Lane, whilst a small band of woodland shades the old road as it passes northwards towards Sutton House. Large trees fringe the Churchyard.

SCALE

Whilst the proposal sits below Endon Bank which is an imposing Victorian residence set on Church Lane, our proposal is of a reduced height so as not to appear overpowering on the already elevated site.

Consultation has been undertaken with a previous scheme which was completely Client led. Recommendations were made and adhered to.

Elevation to Church Lane has been reduced in height and length to match similarly the approved scheme 06/00636-FUL. The footprint has also been reduced, thus bringing the building away from the eastern boundary where the ground falls away.

The main mass of the dwelling fronts Church Lane and is 2-storey in height, there is an adjoining wing which is set back from the main façade and also has reduced eaves and ridge line from that of the main dwelling. At 90° to the main form there is proposed to have a 1½ storey building together with a single storey form to the rear. It is proposed to have a link set back from the main gable attaching the two buildings.

All heights have been kept to an absolute minimum to maintain as low profile as possible. The height of the proposed dwelling will also enable the existing surrounding trees to provide a certain degree of screening to the proposal.

LANDSCAPING

As mentioned, there exists some mature trees and these will be retained. All landscaping will be designed by a specialist but will be in-keeping with a cottage style dwelling.

All hard landscaping will be of York stone paving with cobble setts to the garage area.

Boundary walls will be of stone construction to the shared access driveway whilst to the eastern boundary an approved fence will be incorporated.

The inner garden area will be laid to lawns having paths and sitting areas in approved stone.

APPEARANCE

As mentioned the initial concept was Client led. Consultation was made and clear directives given. The driving design approach of the proposal (although layout is similar to the approved scheme) is that of a traditional North Staffordshire Farmstead which consisted of a detached house with one or more detached outbuildings serving a variety of functions. Bearing this in mind, it is proposed to link these two buildings with a stone link. The building to be linked should look like a converted outbuilding, formerly a stable or pigsty with a hen house over. so eaves levels are to be kept to a minimum.

The whole proposal will be constructed in sourced stone, having flush lintels with projecting cills.

The roof pitch will be 37°, although characteristically the roof pitch would have been around 40°.

All windows will be of sprayed timber, suggested colour white, together with simple vertically boarded door.

Roofing materials will be Staffordshire Blue clay tiles (as sample), together with traditional half round metal gutters, complete with built in rise and fall stays.

Dry eaves and verge details will be incorporated.

Simple round downpipes.

To the rear of the property a single storey glazed element constructed in seasoned oak or similar to be approved and detailed.

ACCESS

Access to the property will be from Church Lane via the existing shared access. The site mainly is flat having parking area to the rear of the property. The principal entrance door will have a level threshold having a nearly level approach from the garage. The whole ground floor will be level having a ground floor WC.