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 conservation area consent for demolition in a conservation area.
Planning (Listed Buildings and Conservation Areas) Act 1990

Part one

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 21 FORTIS GREEN AVENUE

Town/City: LONDON

County:

Country: UNITED KINGDOM

Postcode: N2 9LY

	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: SMYTHEMAN | Surname: ARCHITECTURAL SERVICES

Company name: SMYTHEMAN ARCHITECTURAL SERVICES

Street address: 12 High Street Tean

Town/City: Stoke on Trent

County: Staffordshire

Country: United Kingdom

Postcode: ST10 4DZ

	Country Code	National Number	Extension Number
Telephone number:	0044	01538 72097	
Mobile number:			
Fax number:	0044	01538 72185	

Email address: helen@smytheman.co.uk

3. Description of the Proposal

Please describe the proposed works:
PROPOSED ALTERATIONS AND EXTENSION TO EXISTING DWELLING.

Has the work already started? ( ) Yes (•) No

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4. Site Address Details

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

House: 15 Suffix:

House name:

Street address: Prince George Street

Cheadle

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 1HX

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

Easting: 400690

Northing: 343318

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? (●) Yes ( ) No

If Yes, please describe and include the planning application reference number(s), if known:

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION - REF: 000687616

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (●) No

7. Neighbour and Community Consultation

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

8. Council Employee / Member

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

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

DEMOLITION OF THE DISUSED WC AND THE DILAPIDATED GARAGE WILL INCREASE THE PARKING AND AMENITY SPACE LEADING TO THE TERRACE GARDEN.

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. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Mrs First name: ELLIE Surname: BENNETT

Person role: Applicant Declaration date: 09/04/2009 ☒ Declaration made

12. Declaration

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

Date 09/04/2009

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SMYTHEMAN ARCHITECTURAL SERVICES

PROPOSED EXTENSION AND ALTERATIONS TO 15 PRINCE GEORGE STREET, CHEADLE, STAFFS, FOR MRS J. LUMLEY.

PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT

09/00359/ LONGER - 9 APR 2009 -

JOB NO 2609
April 2009

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

Use of the development and relevant planning considerations: -

The development is required to create a modest but comfortable family home by allowing the applicant to provide a second bedroom with en-suite, an additional sitting room and a family bathroom.

Site Analysis

The house is constructed from previously rendered brickwork with plain clay tiled roof. Although render has been removed, the applicant wishes to reinstate this feature. There is a brick corbel that runs across all elevations, with an additional dental corbel running across the front elevation.

The main house is two-storey with an attached single storey porch on the side elevation. The existing dwelling is compact made up of an entrance porch, a small kitchen and living room on the ground floor with one bedroom leading to the bathroom on the first floor.

Adjacent to the property is a disused outside WC and a dilapidated garage. It is proposed that these buildings are demolished to increase the parking and amenity space leading to the terrace garden.

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Design concept and principles

This application is for the internal alterations of the existing building to form a downstairs bedroom and bathroom with a kitchen above and the erection of a two-storey extension to form a master bedroom and en-suite with additional sitting room above.

The roof of the proposed extension has been carefully designed. The new ridge height is lower than the existing ridge height, resulting in the new extension being subordinate in appearance.

Design Solutions

The design of this proposal as with all good architectural design has arisen out of meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' development results. A fundamental element of the design was to transform a small Victorian dwelling into a family home - keeping the quaint character of the existing building, at the same time providing for the needs of a modern-day family.

Functional need

The internal alterations and extension create a modest family home with a bathroom, private bedrooms and kitchen facilities. A modest but comfortable family home will appeal to many families, which will benefit the surrounding area.

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External appearance

The proposed extension has been designed to be sympathetic to the appearance of the original house. The proposed extension will be built from part red facing brickwork and part off-white textured render with matching corbel detail and clay plain roof tiles, to match the existing house in colour and texture.

Community Involvement

This is a relatively minor development and in order to control development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.

The applicant is however prepared to meet and show around their premises any member of the public or elected member who wishes to understand more about this proposal.

Access

The site is in an existing established location with the local highway network providing good vehicular access to the property.

The building has been designed to comply with the building regulations and will accordingly meet all requirements with regard to disabled access.

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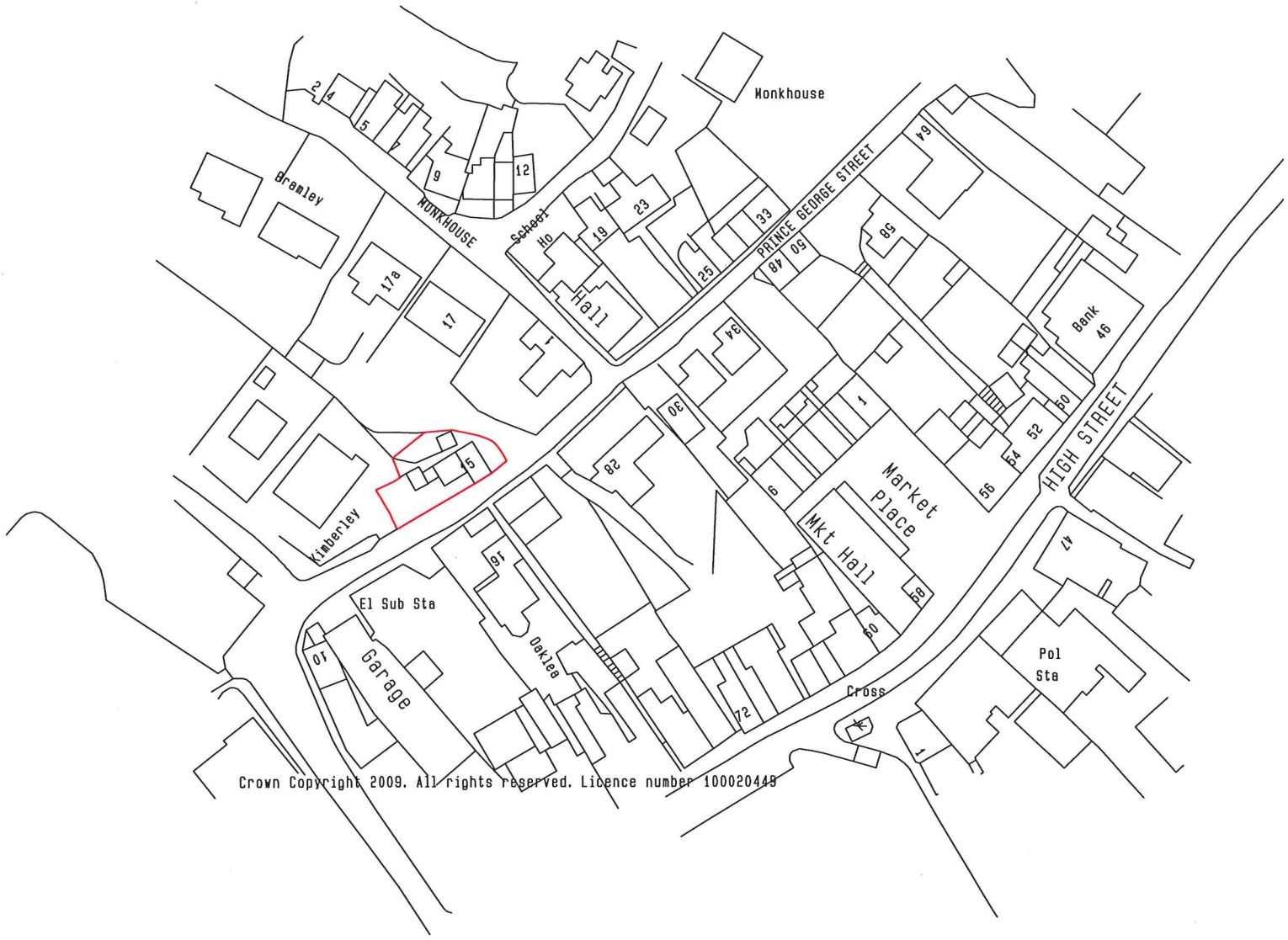

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Smytheman Architectural Services

Mrs J. Lumley

Proposed Extension and Alterations at 15 Prince George Street, Cheadle, Staffs.

LOCATION PLAN @ 1 : 1250

DRAWING No 2609-03

12 High Street
Tean, Stoke-on-Trent
Staffs ST10 4DZ
telephone 01538 722097
facsimile 01538 722185
email mail@smytheman.co.uk