Householder Application

Part One

A1. Applicant Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mrs	J	Bradbury

A1.1 Address Details

Name or flat number	
Property number or name	Hillcrest
Street	Froghall Road
Locality	
Town	Ipstones
County	
Postal Town	Staffordshire Moorlands
Postcode	ST10 2NA

A1.2 Communication Details

	Telephone No.	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

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A2. Agent Details

Organisation			
	Title	**Forename**	**Surname**
Name	Sammons	Architectural	Limited

A2.1 Address Details

Name or flat number	
Property number or name	10, Cawdry Buildings
Street	Fountain Street
Locality	
Town	Leek
County	Staffordshire
Postal Town	
Postcode	ST13 6JP

A2.2 Communication Details

	Telephone No.	**Extn No.**
Telephone No.	01538386002	
Daytime Telephone No.		
Fax No.	01538386002	
Email Address	sammonsltddavidb@aol.com	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Hillcrest
Street	Froghall Road
Locality	
Town	Ipstones
County	
Postal Town	Staffordshire Moorlands
Postcode	ST10 2NA
UPRN	0200001580915
Location	

2. Description of the Proposed Development

Development Description

Extension to roof to provide first floor bedrooms

3. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? _ Yes X No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? _ Yes X No

Is the site adjacent to a Public Right Of Way? _ Yes X No

Describe the proposed alteration of the Public Right of Way

6. Materials

Walls

Brick to match

Roof

Tiles to match

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

7. Floor Space

Please state the existing floorspace of the building	91 **sq.m**
Please state the proposed new floorspace	53 **sq.m**

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	David	Breakwell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-29		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	David	Breakwell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-29		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Proposed roof extension**
ADDRESS : **Hillcrest, Froghall Road, Ipstones**
APPLICANT : **Mrs J Bradbury**
DATE : **January 2008** **JOB No. : 2007-1524**

DESIGN

08/00351/ 28 - 3 MD

ASSESSMENT

Assessment Area

The application proposes alterations to a bungalow located in a predominantly residential area near the centre of the village of Ipstones. The proposal will be informed by the character of the existing bungalow, the character of development nearby and the character of the Conservation Area.

Physical

The property is a detached mid 20thC brick bungalow. It has a simple square plan with a small pitched roof addition along most of the rear elevation. The front elevation which faces south and looks over the property's garden has two single storey flat roofed bays.

Chapter 11 of the Local Plan "Settlement Summaries" describes Ipstones as 'a medium sized Moorland village'. It states that the 'original core was first extended by ribbon development along the approach roads and more recently by estate development which consolidates the form of the village.' The application building represents part of this 20th century ribbon development. The application site overlooks an area of principally bungalows situated on the west side of Froghall Road/ Park Lane.

The summary continues that 'much of the original village is designated a Conservation Area incorporating two distinct parts; the upper village is characterised by an unusual network of interlinked lanes and moorland stone buildings'. This sentence summarises the character of this part of the Conservation Area. The application building clearly does not form part of that character.

Planning Policy

The Development Plan for the area is the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Given the nature of the proposal, the saved policies of the Local Plan will be most relevant. Local Plan policy B13 requires new development to demonstrate a good quality of design taking account of the scale, character, siting, alignment, mass, design, colour and materials of its surroundings. Section 4 of PPG15 Planning and the Historic Environment concerns development in Conservation Areas relates to development in Conservation Areas. Paragraph 4.18 requires special regard to be given to such matters as scale, height, form, massing, respect for the

traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials). Para 4.19 states that the Courts have confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. Para 4.20 clarifies that the Courts have held that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

INVOLVEMENT

The proposal is informed by an analysis of the character of the bungalow and its setting, and the reason for refusal of application 07/01003/FUL.

EVALUATION

The current bungalow accommodates a poorly converted roofspace into two bedrooms. However, the ceiling heights are low over much of the floor area and the stair access is steep and hampers use of the ground floor hall. The roof conversion is therefore not being used, and one of the reception rooms is being used as a bedroom for the whole family.

The application therefore proposes relocating the staircase out of the hallspace and constructing it at a recommended gradient. The roofspace is proposed to be enlarged by increasing the ridge by 1.4m and inserting two dormer windows (at the front) and two small rooflights (at the rear) into the new roofslopes.

The reason the previous application was refused was that "the proposed extension by reason of its design would be overbearing" and dominant, and would have an "unacceptable impact on the street scene and the Ipstones Conservation Area". Dealing with these objections in two parts:-

1. The contribution this building makes to the street scene is its side (west) elevation and its front elevation. Both of these give the impression of a tall bungalow with low eaves (2.8m) and a high ridge (6.0m). The roof therefore accounts for more than half of the building's current height and the impact it has on the street scene is a bungalow with a tall roof. The proposal increases the amount of roof height by 1.4m. It is considered that the end result will reflect the existing character- whilst bigger, it will remain a bungalow with a tall roof.
2. As is evident from the Council's Local Plan, the application building does not play a positive part in the character of the Conservation Area. The character of buildings in the C.A. is described as historic 'moorland stone buildings'. The application building is not one of these buildings and whilst not necessarily detracting from the C.A., could probably be said to play a neutral part. An alteration to the building in a way that reflects its

existing character is not therefore considered to harm the character of the Conservation Area.

DESIGN

Use

The proposal retains the use of the building for residential purposes.

Amount

The application proposes an extension in the height of the building by 1.4m by an increase in the height of the ridge.

Layout

The layout delivers a safer and more usable first floor and enables the ground floor hall to be used by a pram/pushchair/wheelchair.

Scale

The scale of the proposal is considered in character with the existing building- it increases the proportion of roof height on the building from 53% to about 60%.

Landscaping

Given the nature of the proposal, landscaping is not considered necessary.

Appearance

The proposal has been designed to respect the character the existing bungalow. The building currently does not play a positive role in the character of the Conservation Area. The proposal is considered to maintain its neutral contribution to the C.A.

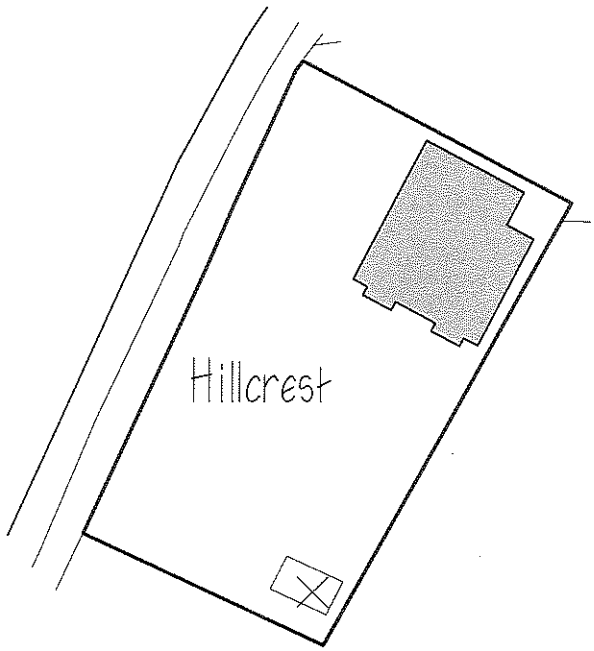
ACCESS

VEHICULAR AND TRANSPORT LINKS

The proposal raises no issues relating to sustainable transport considerations.

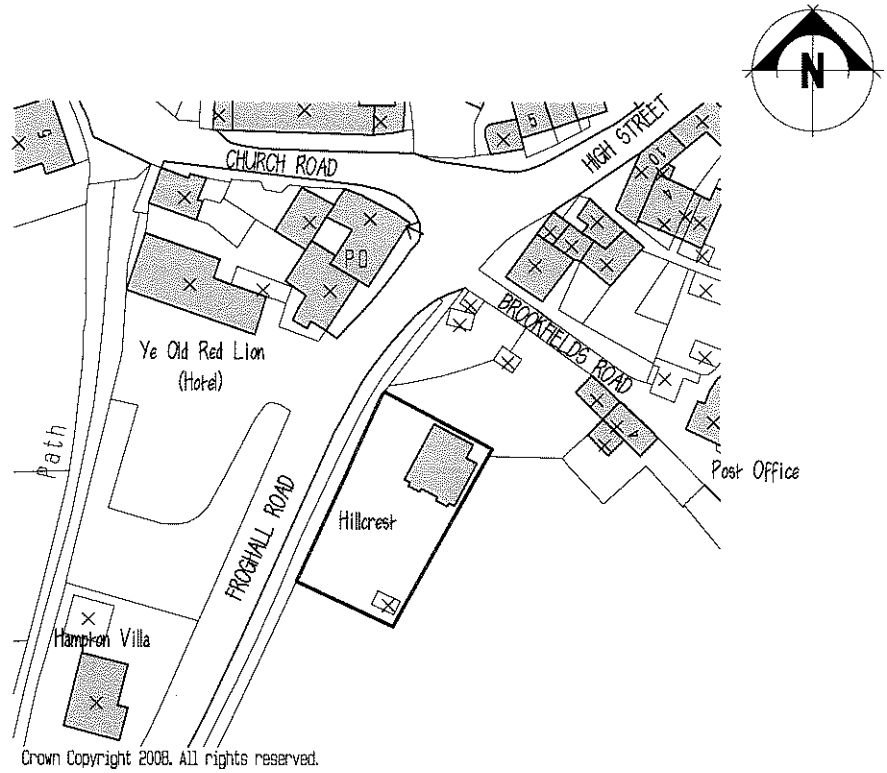
INCLUSIVE ACCESS

The alterations to the ground floor of the proposal have been designed to allow satisfactory use by less abled people.



LOCATION PLAN

SCALE 1:500



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LOCATION PLAN

SCALE 1:1250

MRS J BRADBURY

PROPOSED ALTERATIONS TO
HILL CREST,
5 FROGHALL ROAD,
IPSTONES,
STAFFS, ST10 2NA.

LOCATION & BLOCK PLAN

Date	Sheet	Scale
FEB 2008	A4	1:1250,1:500
Drg No.	Rev.	Drawn
2007-1524-02	-	ASR
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

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Reference:	08/00351/FUL Ipstones



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Description	Not Set