STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

part one.

Householder Planning Application

Please use this form if you intend to extend your house or to erect any other buildings or structures for domestic purposes within the boundary of your property.

Please read the notes on the reverse of this form before you complete it.

1. APPLICANT	**2. AGENT**
Name: MR+MRS ARMITT	Name: DAVID BAILEY CHARTERED ARCHITECT
Address: HAZELHURST HOUSE, DAM LANE, BIDDULPH MOOR, ST8 7LB	Address: GILLOW FOLD FARM, 26 MOW LANE, GILLOW HEATH, STAFFS, ST8 6QQ
Tel. No.: 01782 513270	Tel. No.: 01782 516355
3. Address or location of proposed development.	400 NEW STREET, BIDDULPH MOOR, ST8 7LR
4. Description of proposed development and the purpose for which it will be used.	LOFT CONVERSION (EXTENSION TO DWELLING)
5. Type and colour of external materials to be used for walls and roof.	DORMER SIDES - PLAIN TILES TO MATCH EXISTING BRICK COLOUR

6. Do you propose to: (Delete as appropriate)

i)	Demolish any buildings or structures?	~~YES~~/NO)			
ii)	Fell any trees or shrubs?	~~YES~~/NO)	(If 'YES' show their position on your plans)		
iii)	Construct a new access to a highway?	Vehicular	~~YES~~/NO	Pedestrian	~~YES~~/NO
iv)	Alter an existing access to a highway?	Vehicular	~~YES~~/NO	Pedestrian	~~YES~~/NO

7. Have there been any previous extensions to the dwelling since it was built? ~~YES~~/NO If 'YES' please give brief details:-

8. FORMAL APPLICATION

I/We hereby apply for planning permission to carry out the development described in this application and the accompanying plans.

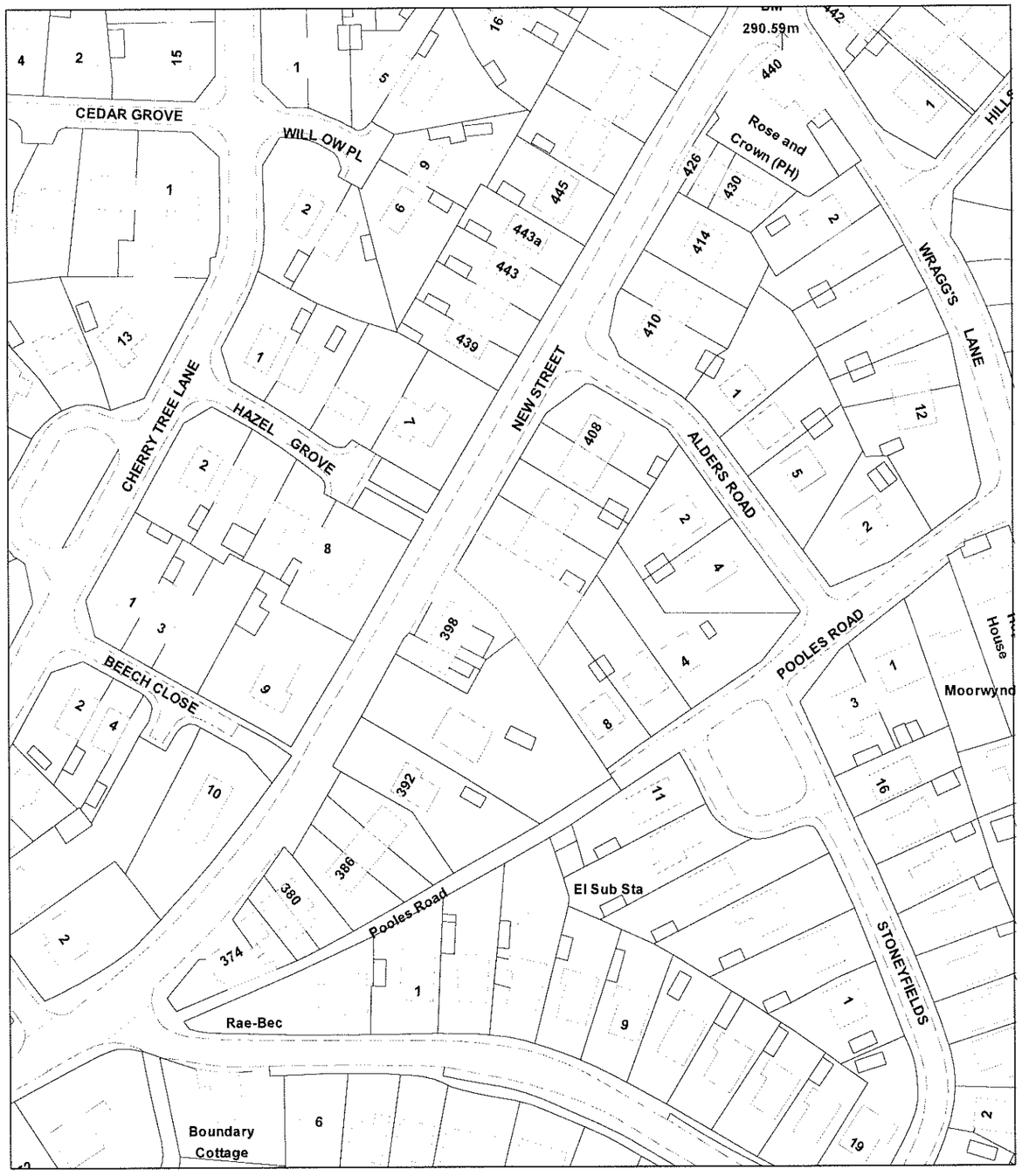
Signed: D. Bailey Date: 10/3/08

TOWN AND COUNTRY PLANNING ACT, 1990 : CERTIFICATE UNDER SECTION 65
CERTIFICATE A

I hereby certify that:-

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period 20 days before the date of this application.
2. None of the land to which the application relates is, or forms part of, an agricultural holding. (Delete the whole of 2 if the site is an agricultural holding)
3. Signed: D. Bailey Date: 10/3/08

Reference:	08/00574/FUL Biddulph



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set

DAVID BAILEY CHARTERED ARCHITECT
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Email: davidbailey.architect@btinternet.com

00584-005

10th March 2008

400 NEW STREET, BIDDULPH MOOR

Design and Access Statement:-

This application is being submitted following the refusal of application 07/01613/FUL. We had a site meeting with C Roberts on 5.3.08, and she subsequently discussed the proposals with R Duncan and reported back to us on 6.3.08.

The building is a detached bungalow and the immediate neighbourhood along New Street and Alders Road contains similar type properties. Some of these have had loft conversions including similar dormers.

The property has not had any previous extensions.

The proposal is to build a flat roofed dormer to the front and rear. The design is sympathetic with the existing building whilst providing the required additional headroom. The width (on side elevation) to the front dormer is less than the rear, so that the junction between the vertical front face of the dormer and the roof slope is just below sill level, giving a neat, compact appearance.

The size of the proposed front dormer has now been reduced as small as possible and just providing the required space. Compared to the previous scheme, the dormer cheeks have been moved in 300mm each side, the front dormer face has been moved back 450mm (as far as possible due to sill height requirements for escape windows 1100 max. above floor level) and the roof has been lowered by 100mm. All these changes make a significant reduction in the size of the dormer and will produce a front dormer of sleek appearance.

The dormers are set lower than the ridge to the existing bungalow.

The front dormer windows line up / relate to the ground floor windows below.

The proposed alterations are entirely in keeping with the property's location and plot size.

The proposed new dormers would be tiled in plain tiles and blend in with the existing roof.

The proposals would have no adverse impact on any neighbouring properties.

The proposals do not contravene any planning policy or guidelines.



NOTES:

REV.	DESCRIPTION	DATE	INT.
A	FRONT DORMER REDUCED	MAR. 08	DB

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E-mail: davidbailey.architect@btinternet.com

SCALE: 1 : 500

DATE: DEC. 2007

CLIENT: MR. AND MRS. ARMITT, HAZELHURST HOUSE, DAM LANE, BIDDULPH MOOR, STAFFORDSHIRE, ST8 7LB

DRAWN BY: DB

CHECKED BY:

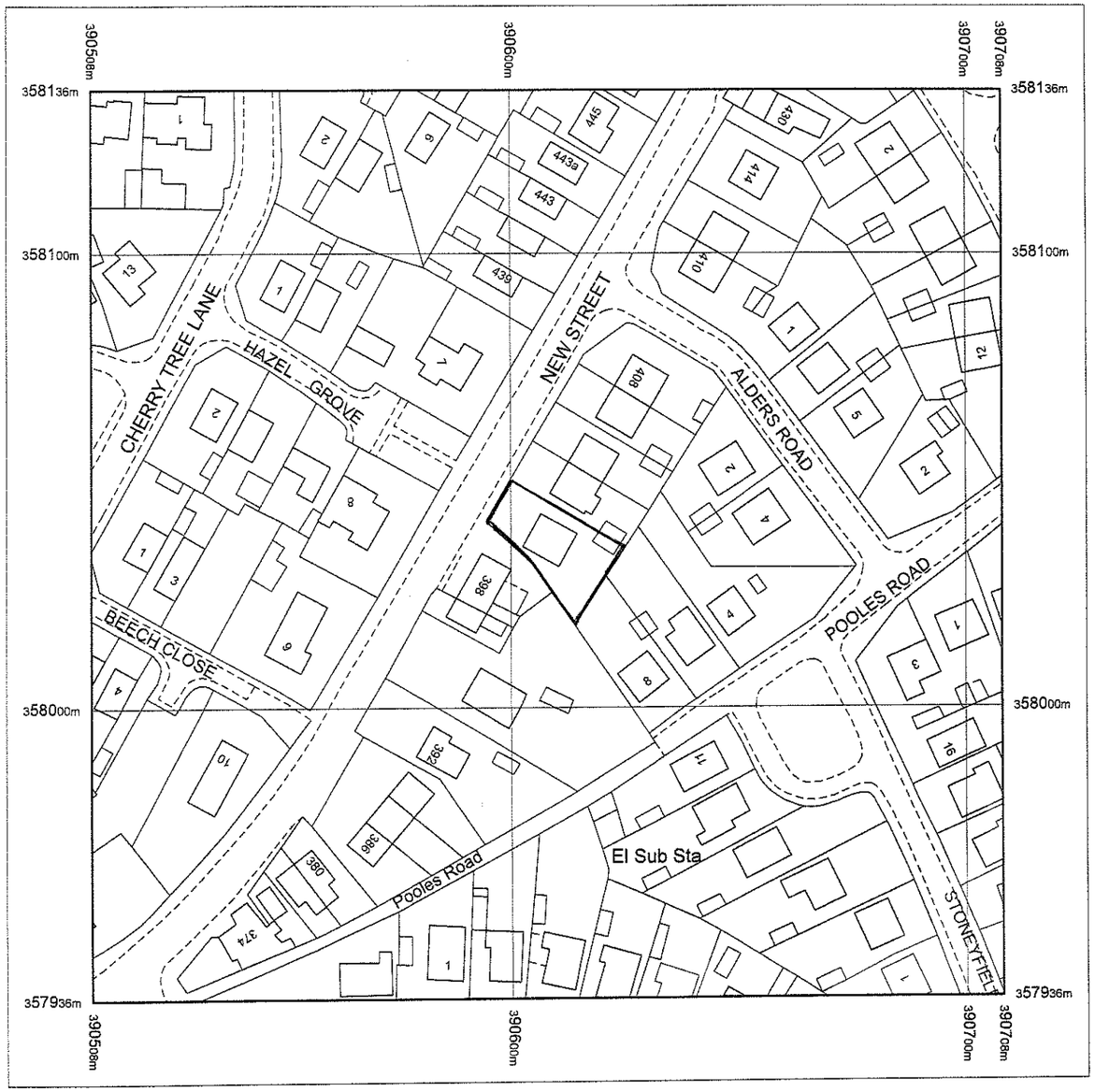
PROJECT: 400 NEW STREET BIDDULPH MOOR, ST8 7LR - LOFT CONVERSION

TITLE: BLOCK PLAN PROPOSED

JOB NUMBER: 00584

DRAWING NUMBER: 5A

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

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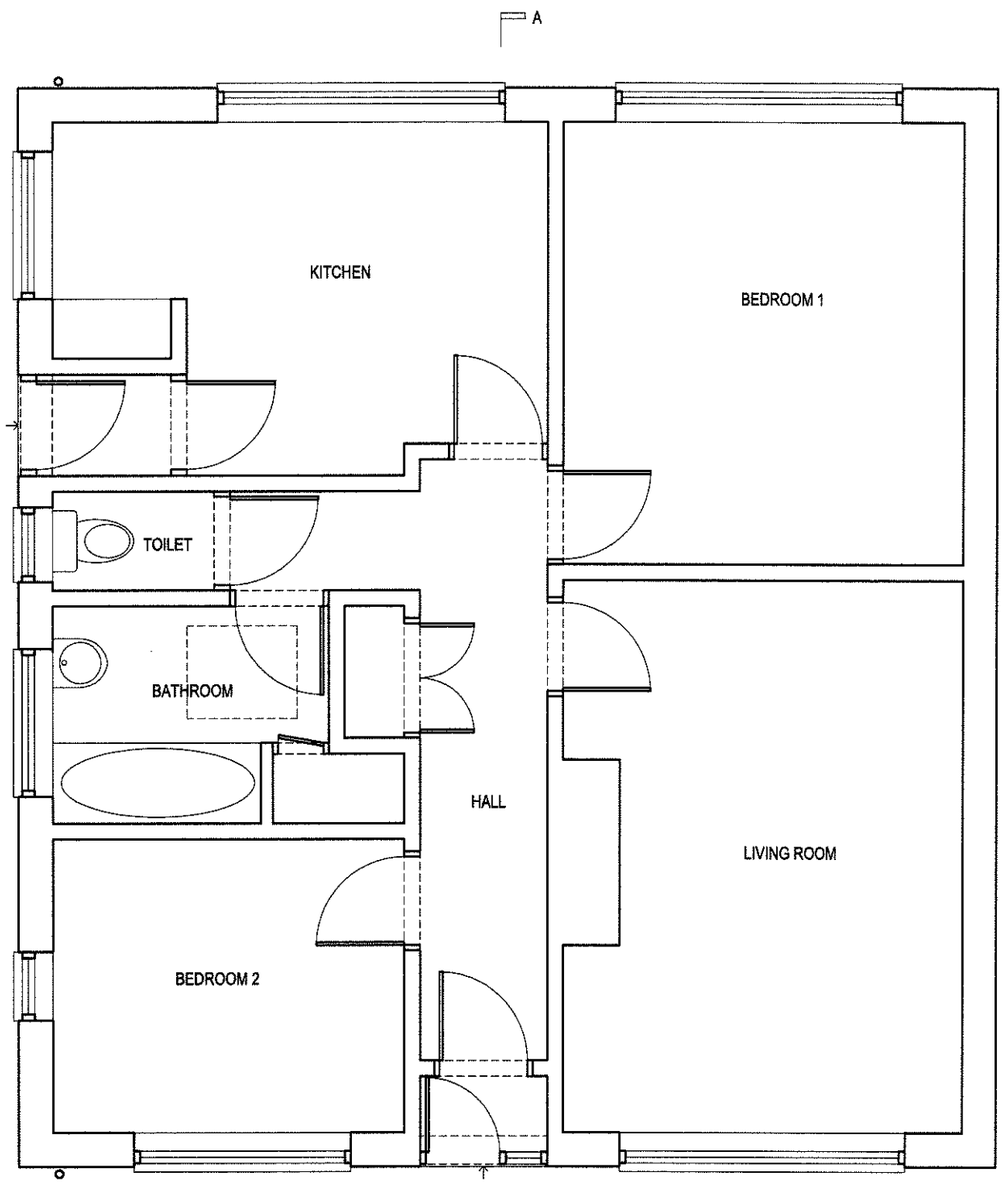
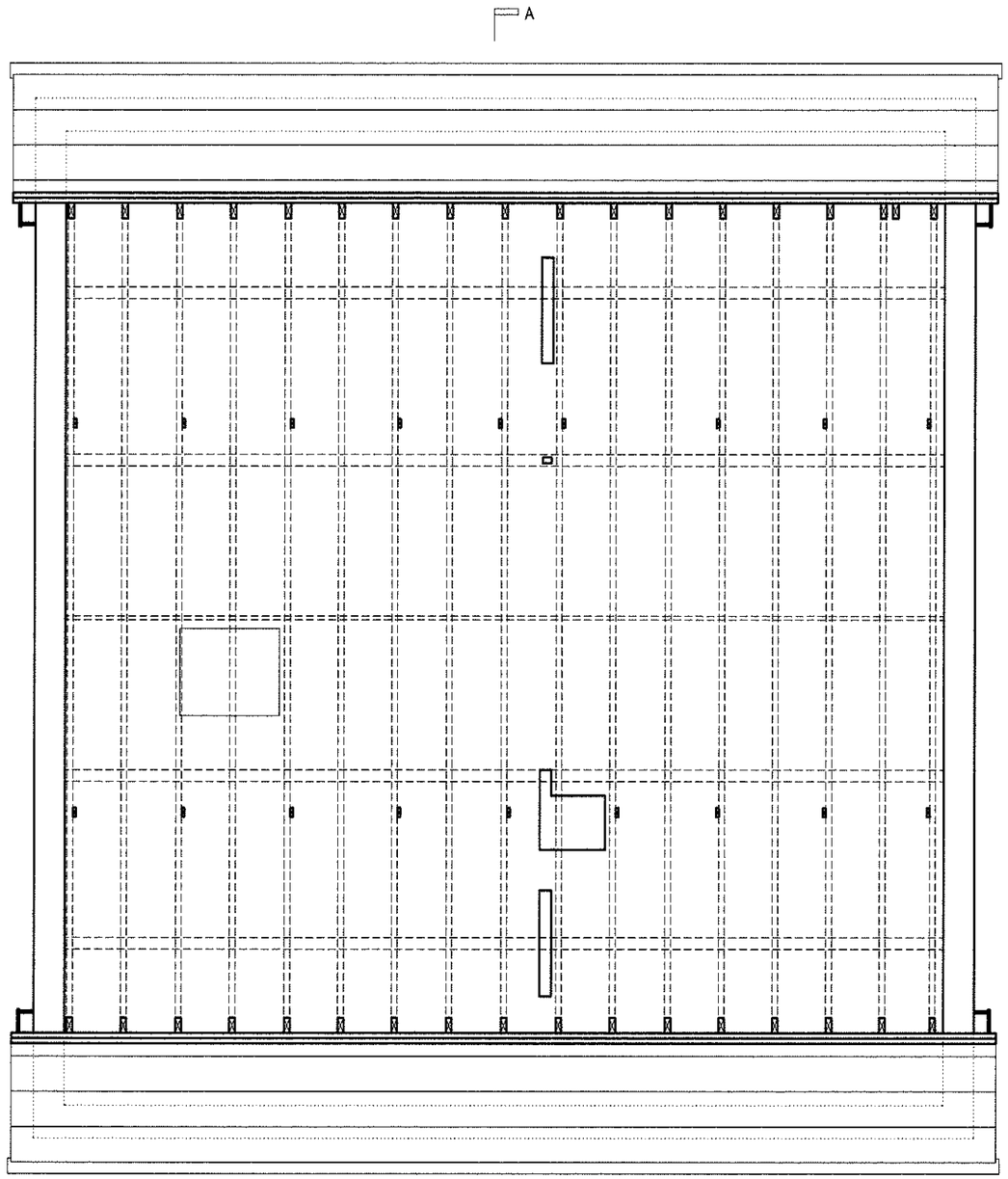


GROUND FLOOR PLAN



ATTIC PLAN

NOTES:

THE DRAWINGS ARE A REPRESENTATION OF THE WORKS. BEFORE PRICING THE WORKS THE BUILDER / CONTRACTOR SHOULD MAKE AT LEAST ONE SITE VISIT TO ENSURE THAT THEY ARE FULLY FAMILIAR WITH THE SITE, BUILDING AND PROPOSED WORKS. THE BUILDER / CONTRACTOR MUST CHECK DIMENSIONS AND DETAILS ON SITE PRIOR TO ORDERING MATERIALS, FABRICATING ANY COMPONENTS, ETC. DO NOT RELY ON SCALING OFF DRAWINGS.

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BIDDULPH MOOR, STAFFORDSHIRE, ST8 7LB

SCALE: 1:50

DATE: NOV. 2007

DRAWN BY: DB

CHECKED BY:

PROJECT: 400 NEW STREET,
BIDDULPH MOOR, ST8 7LR -
LOFT CONVERSION

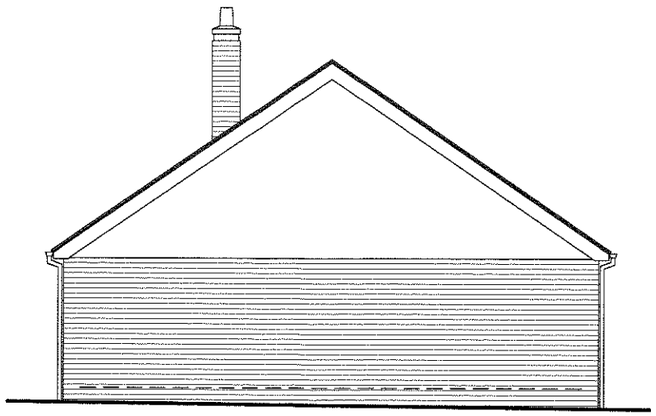
TITLE: PLANS
EXISTING

JOB NUMBER: 00584

DRAWING NUMBER: 1



FRONT ELEVATION



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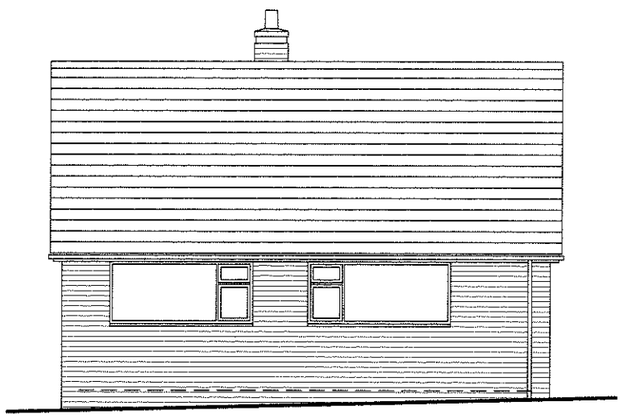

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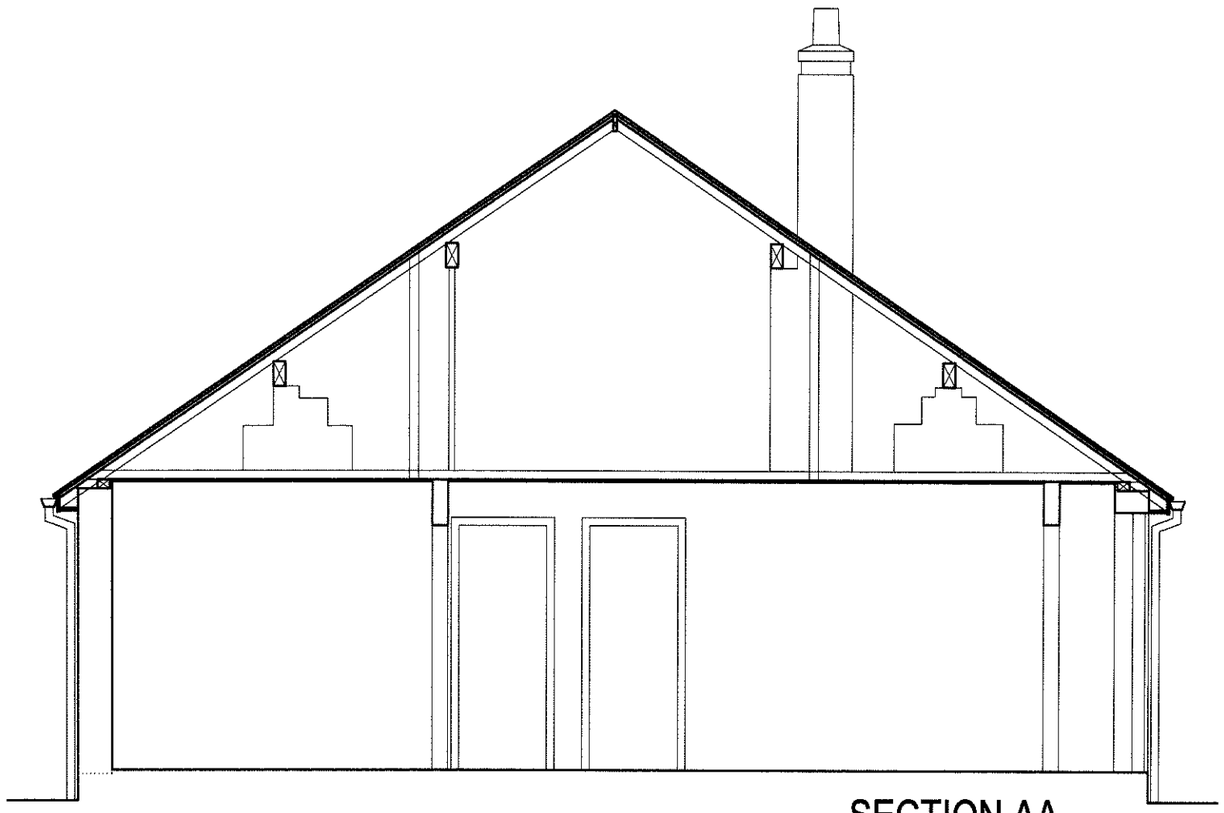
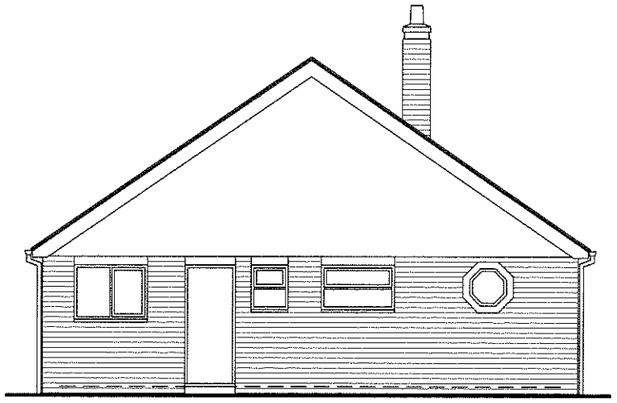


SECTION AA



SIDE ELEVATION

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CLIENT: MR. AND MRS. ARMITT,
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BIDDULPH MOOR, STAFFORDSHIRE, ST8 7LB

SCALE: 1:50

DATE: NOV. 2007

DRAWN BY: DB

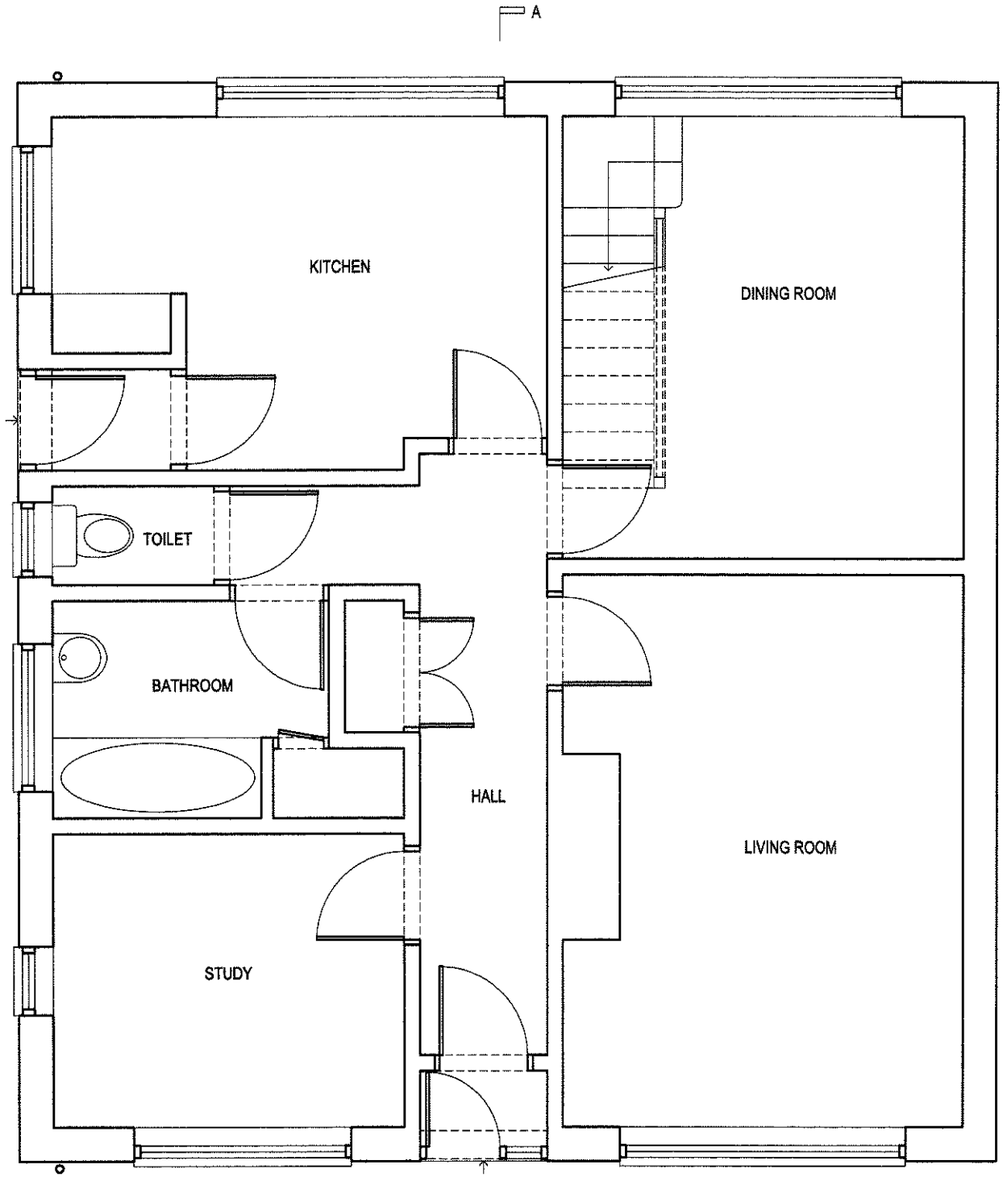
CHECKED BY:

PROJECT: 400 NEW STREET,
BIDDULPH MOOR, ST8 7LR -
LOFT CONVERSION

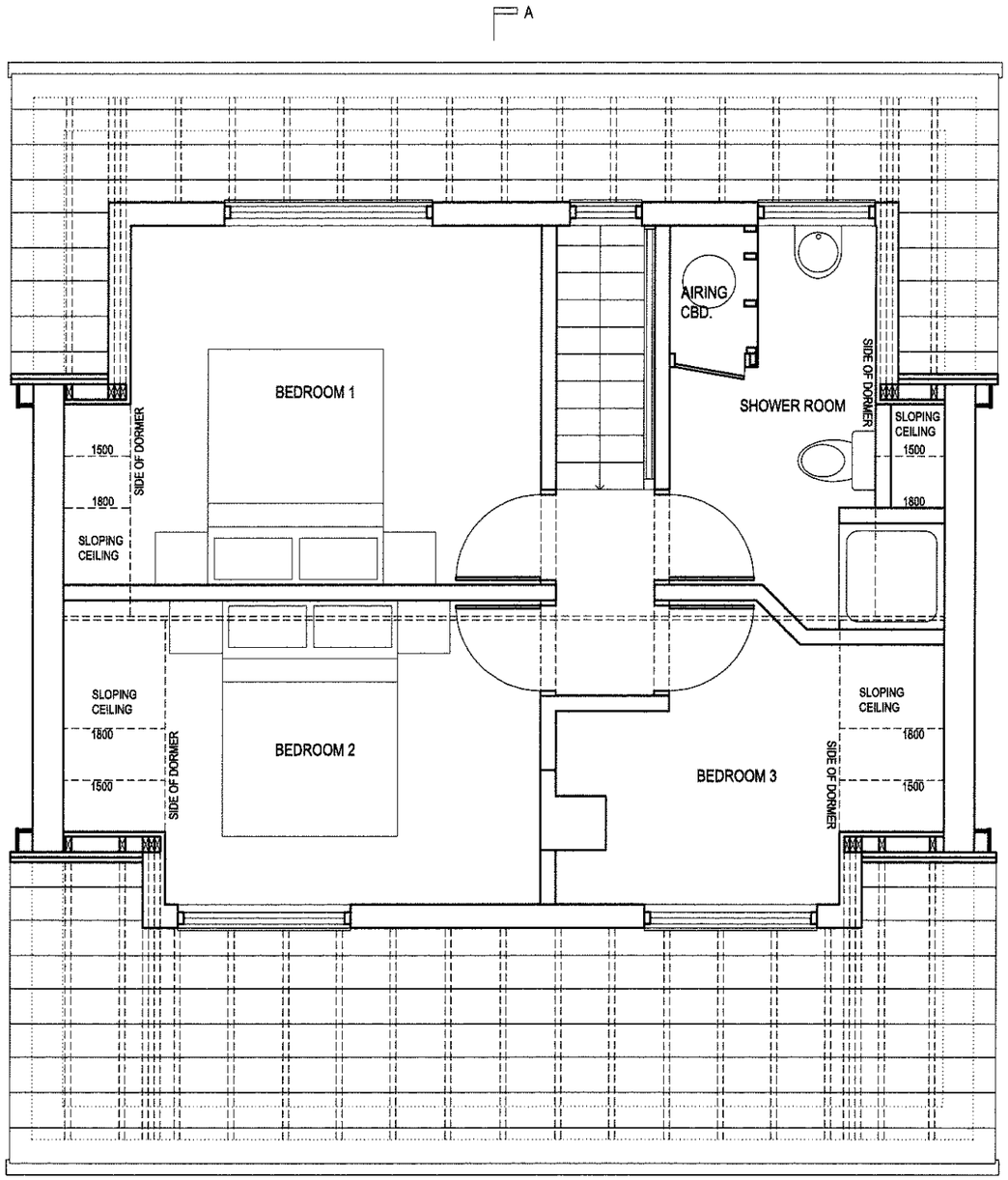
TITLE: ELEVATIONS AND SECTION
EXISTING

JOB NUMBER: 00584

DRAWING NUMBER: 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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SCALE: 1:50

DATE: FEB. 2008

DRAWN BY: DB

CHECKED BY:

PROJECT: 400 NEW STREET,
BIDDULPH MOOR, ST8 7LR -
LOFT CONVERSION

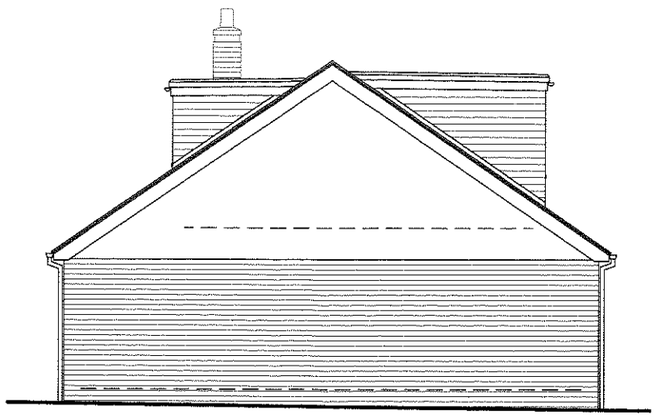
TITLE: PLANS
PROPOSED

JOB NUMBER: 00584

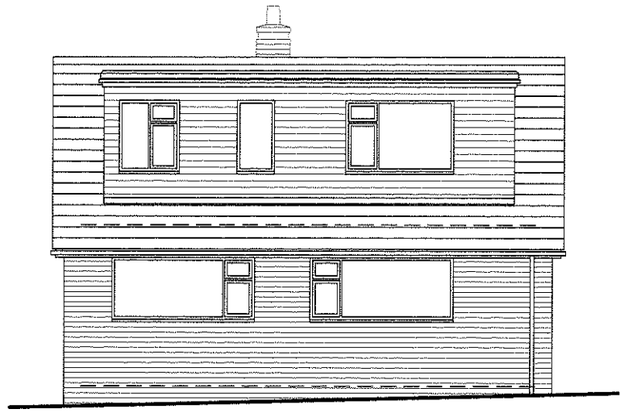
DRAWING NUMBER: 6



FRONT ELEVATION



SIDE ELEVATION



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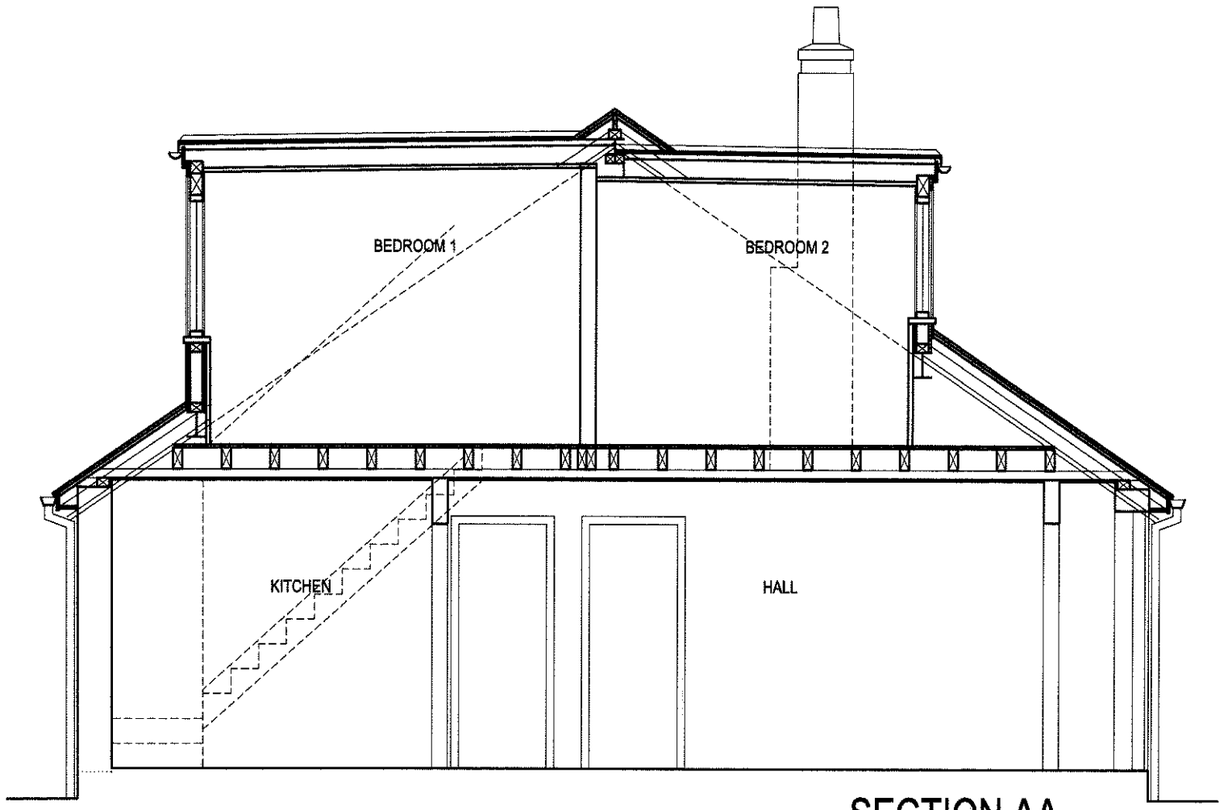

SECTION AA



SIDE ELEVATION

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SCALE: 1:100 1:50

DATE: FEB. 2008

DRAWN BY: DB

CHECKED BY:

PROJECT: 400 NEW STREET,
BIDDULPH MOOR, ST8 7LR -
LOFT CONVERSION

TITLE: ELEVATIONS AND SECTION
PROPOSED

JOB NUMBER: 00584

DRAWING NUMBER: 7