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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

08/01976/ UL 2 NOV 2008 - SMD Part 1

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 155 Cheadle Road
Cheddleton

Town/City: Stoke-on-Trent
County: Staffordshire
Country: England
Postcode: ST13 7HN

	Country Code	National Number	Extension Number
Telephone number:	01538	308997	
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: Mr | First Name: Allen | Surname: Newby

Company name: PME

Street address: Townend
Waterfall
Waterhouses

Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 3HZ

	Country Code	National Number	Extension Number
Telephone number:	01538	308043	
Mobile number:			
Fax number:			

Email address: sales@pmeweb.co.uk

3. Description of Proposed Works

Please describe the proposed works:
Two Storey Extension to Dwelling

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 155 Suffix:

House name:

Street address: Cheadle Road

Cheddleton

Town/City: LEEK

County:

Postcode: ST13 7HN

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

Easting: 397231

Northing: 351836

Description:

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

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. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Buff wire-cut commons, with red wire-cut commons used on corners

Description of *proposed* materials and finishes:

Buff wire-cut commons, with red wire-cut commons used on corners. Use imperial size bricks to match existing, coursing to tie in with existing.
Buff brick: eg 73mm Ibstock Albany Cream
Red brick: eg 73mm Ibstock Chester Red Blend

Roof - description:

Description of *existing* materials and finishes:

Staffordshire blue-grey clay tiles

Description of *proposed* materials and finishes:

Staffordshire blue-grey clay tiles

11. Materials (continued)

Windows - description:

Description of existing materials and finishes:

White UVPC, double glazed, 24mm glazing units, Pilkington K glass, frames conventionally recessed by 50mm, nominal, trickle vents.

Description of *proposed* materials and finishes:

White UVPC, double glazed, 24mm glazing units, Pilkington K glass, frames conventionally recessed by 50mm, nominal, trickle vents.

Doors - description:

Description of *existing* materials and finishes:

White UVPC.

Description of *proposed* materials and finishes:

White UVPC. No change to front door, new UVPC door opening onto patio at rear.

Boundary treatments - description:

Description of *existing* materials and finishes:

Reconstituted stone block.

Description of *proposed* materials and finishes:

Reconstituted stone block. - No change.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Block paving.

Description of *proposed* materials and finishes:

Block paving. No change

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material: Rainwater Goods & SVP

Description of *existing* materials and finishes:

Rainwater Goods: 110mm Black ABS UVPC, square section guttering with 65mm square downpipes
Soil and Vent Pipe: Cast iron SVP

Description of *proposed* materials and finishes:

110mm Black ABS UPVC, square section guttering with 65mm square downpipes - No change.
110mm Concealed SVP.

Are you supplying additional information on submitted plans, drawing(s), design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawing(s), design and access statement

Covering Letter: SMDC1.pdf
Design & Access Statement: DAS.pdf
Site Location Plan: Location_1-1250_A4.pdf
Existing Block Plan: ExBlock_1-200_A4.pdf
Proposed Block Plan: PrBlock_1-200_A4.pdf
Existing House Plans: Existing House_1-50_A0.pdf
Proposed House Plans: Proposed House_1-50_A0.pdf

12. Certificates (Certificate A)

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.

Title: Mr | First name: Allen | Surname: Newby

Person role: Agent | Declaration date: 18/11/2008 | ☒ Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(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 ( )

Title: Mr | First Name: Allen | Surname: Newby

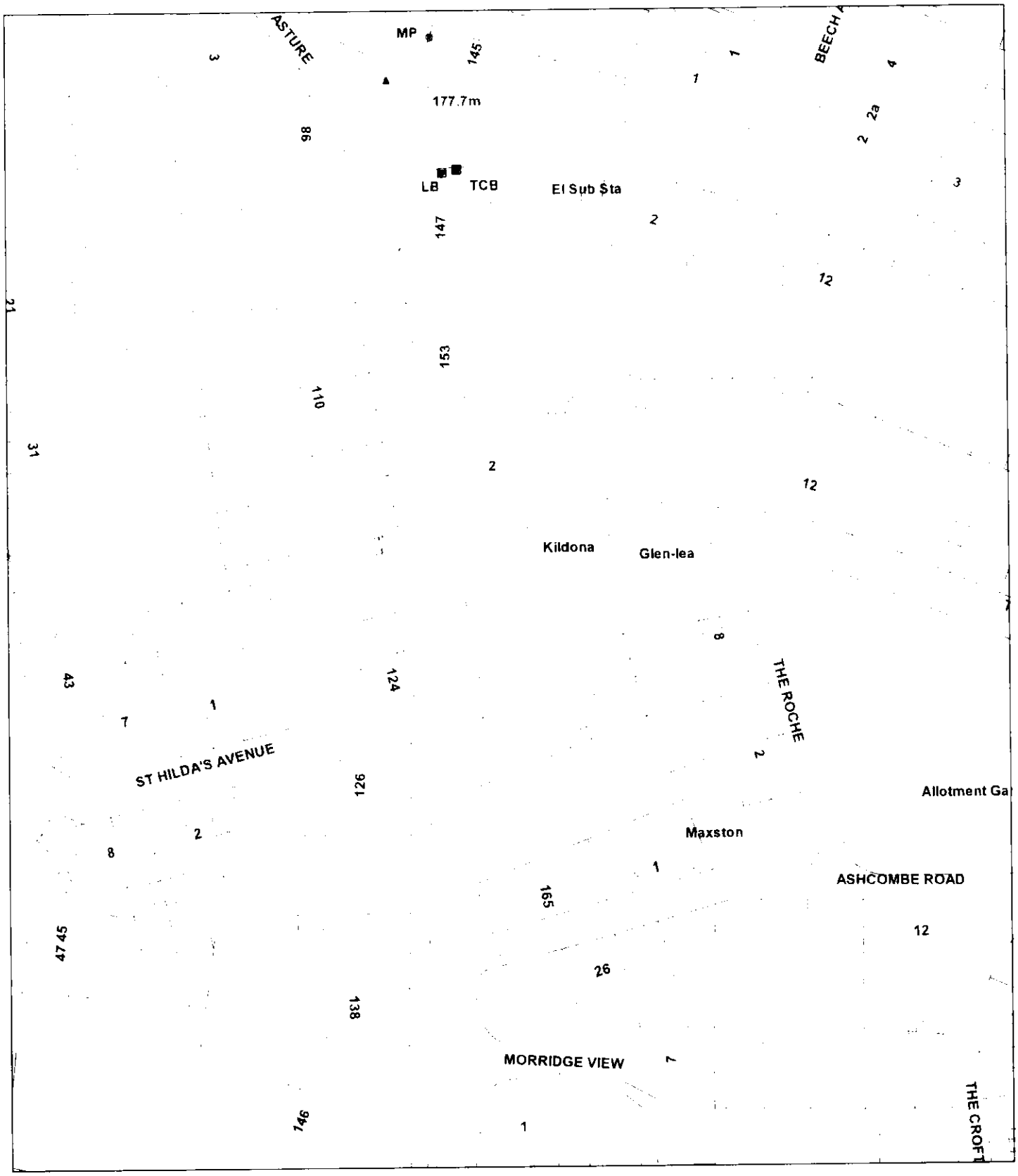
Person role: Agent | Declaration date: 18/11/2008 | ☒ Declaration Made

13. Declaration

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

Date 18/11/2008

Reference:	08/01976/FUL Cheddleton



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set

Design & Access Statement
155 Cheadle Road,
Extension

Description of existing building & it's setting

155 Cheadle Road lies on the east side of the A520, Cheadle Road in Cheddleton. With the exception of a few commercial properties, the area is largely residential. Many of the buildings date from the early part of the 20th century. No 155, Lea Croft dates from 1924.

The house is built in a smooth faced, buff brick with red brick detailing on the corners. There is further detailing in the form of red brick and tile window arches on the ground floor and a diamond shaped date stone above the central doorway.

A block paved yard bounded by reconstituted stone block walls lies to the front and rear.

The house has been much altered over the years with the addition of a flat roofed kitchen extension adjoining the Fish and Chip shop to the north, a porch to the front, a garage to the south and a conservatory at the rear. Period sash or casement windows have been replaced with flush fitting UVPC windows with faux shutters.

The proposed development will provide further living accommodation for the extended family by extending over the garage to the south and to the rear.



The Site

Please refer to the accompanying 1:200 Existing Block Plan and the 1:50

Existing House for further details.

Description of proposed development

The existing garage and conservatory will be removed. The rebuilt garage and accommodation above will extend ~ 3.3m southwards from the original southern elevation, to the boundary with 157 Cheadle Road and will extend the full depth of ~ 7.4m to the principal elevation at the rear. The southward extension on the Cheadle Road elevation represents an increase in the original frontage of 40%.

The walls of the extension will be built with imperial sized wire-cut commons to match the existing elevations. For example, 73 mm Ibstock Albany Cream for the buff brickwork with 73 mm Ibstock Chester Red bricks used on the corner detailing. Coursing to be tied in to match the original building

The roof will be stripped, extended and re-clad in Staffordshire blue-grey tiles with ridge and valley tiles and finials to match the existing roof.

All doors and windows to use 24 mm glazing units with Pilkington K glass with white UVPC frames, recessed by 50 mm nominal.

In addition, the idiosyncratic flush mounted UVPC frames, shutters oversized cills and corbels on the original dwelling to be replaced with conventional recessed frames to match the extension.

Rainwater goods to comprise; 110 mm black UVPC/ABS square section guttering and 65 mm down-pipes. These will run to the existing storm drain.

The cast iron soil and vent pipe on the original building to be removed and replaced by 110 mm pipe-work concealed within the extension.

The development is within the domestic curtilidge and does not require the removal of any trees.

No additional parking spaces are required.

Please refer to the accompanying 1:200 Proposed Block Plan and the 1:50 Proposed House for further details.

Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

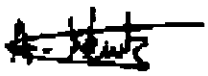
The development will not be visible from the north, or from the immediate neighbours at 157 Cheadle road. There are no windows on the southern elevation of the extension so the proposed development is unlikely to have any impact on the privacy and living conditions of their immediate neighbours.

The development will be visible from dwellings on the opposite side of Cheadle Road, however the closest of these at No 122 is more than 25m away and is unlikely to be affected.

The development will be also be visible from Kildona directly to the east. This property is already overlooked by the house in question, so the proposed development is unlikely to have any further impact on their privacy or living conditions. Furthermore, Kildona is a bungalow set below the ground level of 155 Cheadle Road. The difference in elevations and the presence of a boundary wall between the two properties also reduce the impact of the proposed development.

The replacement of the idiosyncratic windows on the original building may be considered a planning gain.

No public rights of way are affected and there are no public access concerns.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
17/11/08



PME

Townend

Waterfall
Waterhouses
Staffs ST10 3HZ
Tel(01538) 308043
Fax (01538) 308779

Allen Newby B.Sc. (Eng) DMS
Gillian Peacegood B.Sc. PhD

08/01976/FUL 21 NOV 2008 - SMD

18/11/08

Re Extension to Dwelling
PP-00594689

SMDC Planning Control,
Application Validation Team,
Stockwell House,
Leek

Dear Sirs,

The above application has been submitted via the planning portal for your consideration. The width of the side extension, is only 40% of the width of the original house, but the extension is to full eaves and ridge height and uses the available plot width. As such the application falls outside of what is permissible without planning consent under the new regulations that came into effect this October.

Please call me if you have any validation queries.

Best regards

Allen Newby

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20 0 20 40 60 80 100

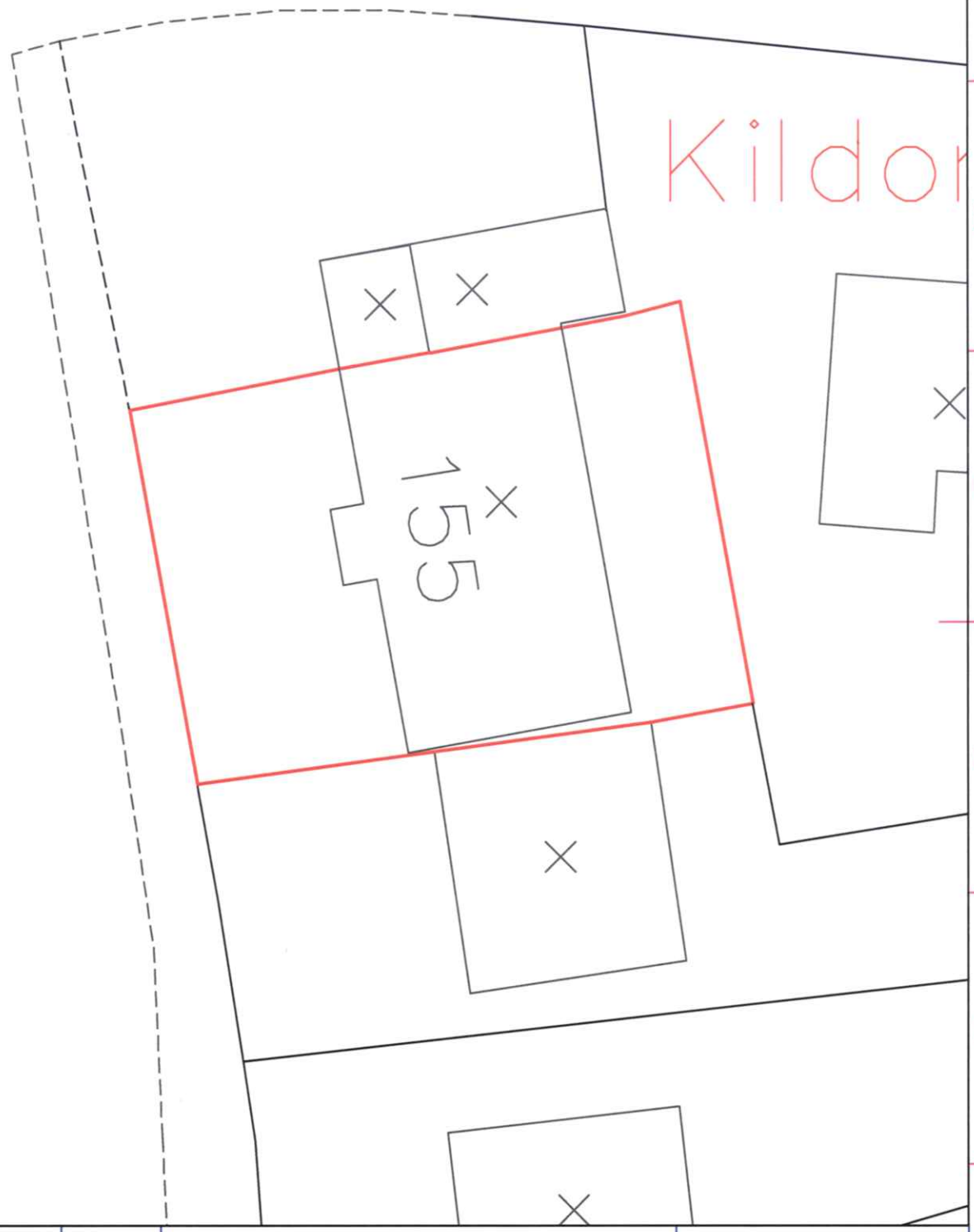
Metres

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by A W Newby		Checked by A W Newby	Approved by - date A W Newby - 11/11/2008	File name Location.dwg	Date 11/11/2008	Scale 1:1250

PME Planning Services

Site Location Plan

08/01976/FUL 21 NOV 2008 - S M A

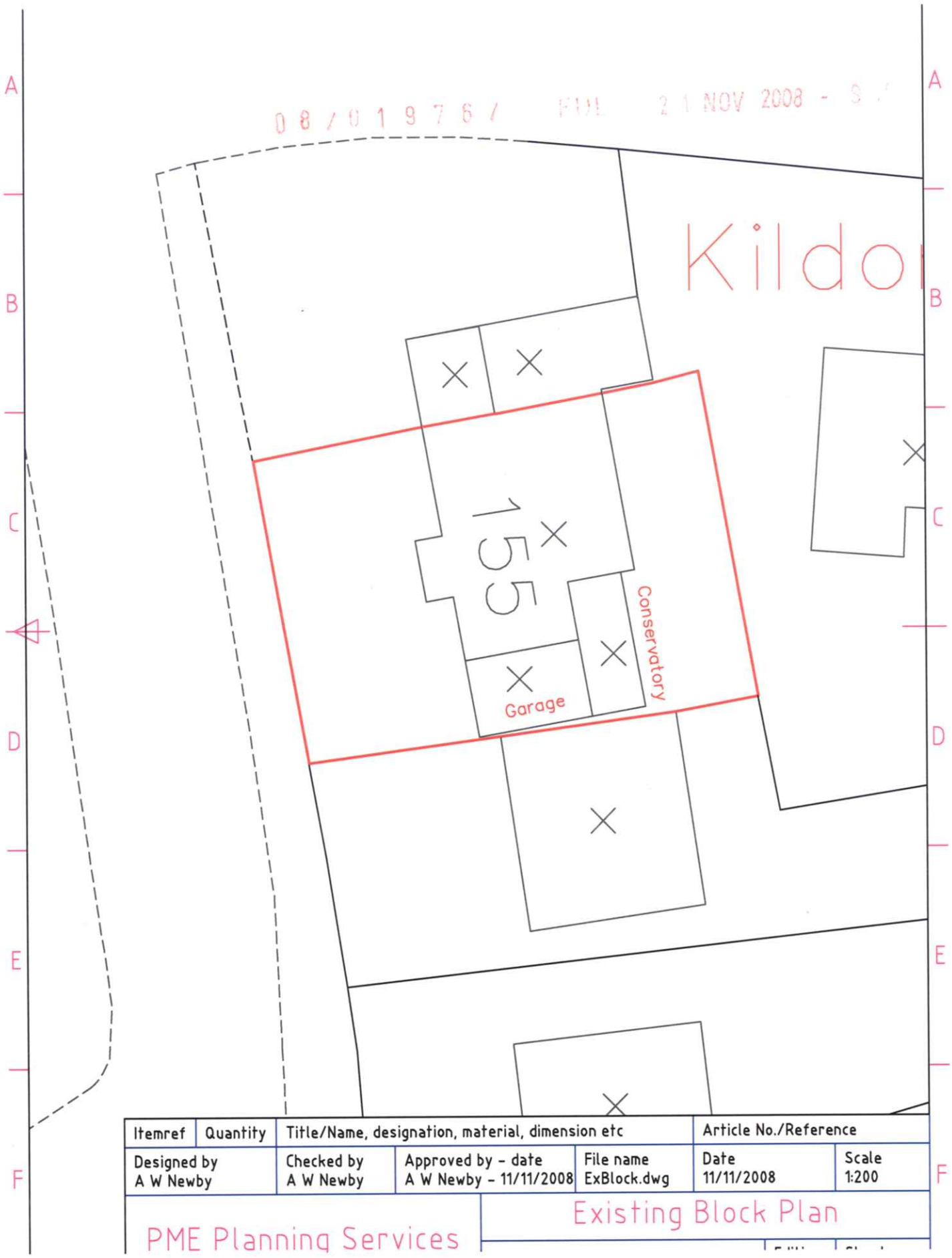


Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by A W Newby		Checked by A W Newby	Approved by - date A W Newby - 11/11/2008	File name PrBlock.dwg	Date 11/11/2008	Scale 1:200

PME Planning Services

Proposed Block Plan

08/01976/ FUL 21 NOV 2008



Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by A W Newby		Checked by A W Newby	Approved by - date A W Newby - 11/11/2008	File name ExBlock.dwg	Date 11/11/2008	Scale 1:200

PME Planning Services

Existing Block Plan