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

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: G | Surname: Harrison

Company name:

Street address: Broad View
Randles Lane

Town/City: Wetley Rocks
County: Staffordshire Moorlands
Country:
Postcode: St9 0AT

	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: Sammons Architectural Ltd | Surname: .

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: United Kingdom
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Replacement dwelling

Has the building, work or change of use already started? ( ) Yes (•) No

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Site Address Details

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

use: Suffix:

use name: Upper Ferney Hill Farm

eet address:

Basford

wn/City: LEEK

unty:

stcode: ST13 7ET

scription of location or a grid reference
ıust be completed if postcode is not known):

sting: 399731

rthing: 352208

Description:

Pre-application Advice

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

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

e there any new public roads to be provided within the site? ○ Yes ◉ No

e there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

ve arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

Neighbour and Community Consultation

ve you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

Council Employee / Member

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

. Materials

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

alls - description:

scription of *existing* materials and finishes:

one/ brick/ concrete block

scription of *proposed* materials and finishes:

tural stone

oof - description:

scription of *existing* materials and finishes:

ain clay tile

scription of *proposed* materials and finishes:

ain clay tile

e you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AS and drawing

. Vehicle Parking

ease provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☒ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 ◉ No

If Yes, you will need to submit an appropriate 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 ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of? 09/00167/FUL 26 FEB 2009 - SMD

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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 ◉ 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 ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Dwelling

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said 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 ◉ 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? ○ 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 ◉ No

18. Residential Units

es your proposal include the gain or loss of residential units? (•) Yes ( ) No

arket Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
ouses				1	
ats/Maisonettes					
ve-Work units					
luster flats					
heltered housing					
edsit/Studios					
nknown					

oposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 1

verall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

. All Types of Development: Non-residential Floorspace

es your proposal involve the loss or gain or change of use of non-residential floorspace? ( ) Yes (•) No

. Employment

known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

. Hours of Opening

known, please state the hours of opening for each non-residential use proposed:

lse	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

. Site Area

hat is the site area? 00.23 hectares

. Industrial or Commercial Processes and Machinery

ease describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air nditioning. Please include the type of machinery which may be installed on site:

ne

the proposal for a waste management development? ( ) Yes (•) No

. Hazardous Substances

any hazardous waste involved in the proposal? ( ) Yes (•) No

. Site Visit

n the site be seen from a public road, public footpath, bridleway or other public land? ( ) Yes (•) No

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

. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

ertify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the ner (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 ich the application relates.

le: Mr First name: David Surname: Breakwell

rson role: Agent Declaration date: 26/02/2009 ☒ Declaration made

26. 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: ◉

Notice recipient	Date notice served

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 26/02/2009 ☒ Declaration Made

27. Declaration

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

Date 26/02/2009

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DESIGN AND ACCESS AND PLANNING STATEMENT

PROPOSAL : Replacement Dwelling
ADDRESS : Upper Fernyhill Farm, Basford ST13 7ET
APPLICANT : Mr G Harrison
DATE : February 2009 JOB No. : 2008-1620

DESIGN

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ASSESSMENT

Assessment Area

The application proposes an amended design to the planning permission granted for a replacement dwelling under reference 08/1613/FUL dated 29 October 2008. The site is located within an area of open countryside designated in the Local Plan as a Special Landscape Area. Given the nature of the proposal and its location, it is considered that the Assessment Area should be the existing site and the area within which the site is located.

Physical

The application site measures about 0.23 hectares. It is occupied by a 2 storey dwelling probably built in the late C19th, but heavily altered in the C20th. It has an original rectangular form built of stone with a catslide roof extension over half of the rear, a flat roof stone and render garage on one side and a stone and white painted timber extension across most of the front.

The character of the application site is naturally domestic. There are gardens to the rear and front of the existing dwelling. Most boundaries are marked by traditional drystone walls. There is a post and wire fence between the site and the property to the west.

The character of the surrounding area consists of traditional moorlands dwellings and farmsteads within an open moorlands setting.

Planning Policy

The application site is located in an area indicated in the Development Plan as an area of open countryside designated as a Special Landscape Area. The application represents a replacement dwelling.

Staffordshire and Stoke on Trent Structure Plan

Policy **NC1** seeks to protect the countryside for its own sake and **NC2** requires development to be informed by the character of the landscape that forms its setting.

Comment: The application proposes the replacement of an existing dwelling. The proposal is not considered to conflict with this strategic policy.

Staffordshire Moorlands Local Plan

Local Plan Policies **N8** and **N9** presume against development that would detract from the high quality of the landscape, and where development is allowed it is required to be of a high standard.

Comment: These policies seek to protect the Special Landscape Area from inappropriate development. The proposal does not represent inappropriate development provided that it complies with other detailed considerations in the Local Plan.

Policy **B13** requires development proposals to demonstrate a good quality of design and to respect its setting and other environmental considerations.

Comment: The design of the proposal respects the 'moorland' tradition of the area and demonstrates good design.
Policy **H11** states that permission will not be granted for a replacement dwelling where it is a state of dilapidation.
Comment: Whilst the dwelling is currently empty it is habitable.
Policy H12 states that where the principle is satisfied for a replacement dwelling, the proposed building shall be no greater in size and mass than the building it replaces.
Comment: This application proposes a building of no greater impact on countryside policies than the permitted scheme.
Government Planning Guidance
PPS3 Housing states that when determining planning applications, in general Councils should have regard to achieving high quality housing, contributes towards a good mix of housing stock, is on a suitable and sustainable site, uses land efficiently and effectively and is in line with planning for housing objectives (para 69).
Comment: In that the proposal represents a replacement building, it is considered to be sustainable and uses land efficiently and effectively.
PPS7 Sustainable Development in Rural Areas provides policy guidance on the protection of the countryside. Paragraph 19 states that the Government is supportive of the replacement of suitably located buildings of permanent design and construction in the countryside particularly where the replacement building is more sustainable.
Comment: The proposal represents a building design satisfying high energy saving criteria.

INVOLVEMENT
The proposal is informed by the series of planning decisions that led to the planning permission 08/1613/FUL for the erection of a replacement dwelling, and by planning policy.

EVALUATION
The application proposes a building that does not depart from the overall mass and design of the approved building. Where it does depart from the approved scheme is the construction of a large basement. It is considered that the construction of a basement as an alteration to an existing building or an addition to a proposed building does not conflict with the objectives of countryside planning policies. The purpose of these policies is to control the visual impact of new building mass on the appearance of the character and quality of the countryside. A basement, by virtue of it being underground, has no impact on the appearance of the countryside.
Initial contact with the Planning Service has uncovered some unease about the impact of cellar development in the countryside. To illustrate that this unease is unfounded, the application points to the Supplementary Report of the Killian Pretty Review into basement development commissioned by the Department of Communities and Local Government. The review recommends, following consultations with a range of Local Authorities, professional and trade bodies and the Environment Agency, that the GDPO includes a provision for basement development for dwellings. Whilst these recommendations are yet to be considered by Government, the analysis of planning issues relating to basement development assists the argument that the principle of basement development does not impact upon countryside protection policies. In para 5.16 it states that "we would find it surprising if a basement extension were to affect the openness of the Green Belt" and in para 5.17 "given that basement extensions will tend to a visual impact within a very confined area, we do not believe that additional limitations are necessary in designated landscape areas". The thrust of the findings of the report is that basement development does not conflict with planning objectives that seek to protect the openness of the countryside, not those that seek to maintain its rural character.

It is considered that the analyses contained within this study clearly supports the case submitted in this application that the principle of basement development is not unacceptable in the rural area.

DESIGN

Use

The application does not propose any changes to the use of the site as a dwelling within a residential curtilage.

Amount

The application proposes a 4 bedroom dwelling within the same footprint of the approved replacement dwelling under reference 08/1613/FUL.

Layout

The proposed layout is mindful of planning policies and the approved scheme, and proposes the replacement building over the footprint of the existing dwelling on the site.

Scale

The proposed building is of a similar scale and mass as the permitted scheme reference 08/1613/FUL.

Landscaping

The application drawings indicate hard landscaping and the erection of new drystone boundary walling.

Appearance

The design of the proposed dwelling is mindful of its moorlands setting. The form and opening to solid relationship of its elevations respect the building tradition in the area.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located in a very rural area with limited access to public transport. However the application does not propose any changes to traffic generation in this location. The proposal therefore has a neutral impact on sustainable traffic issues.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed house, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.

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