09/0004

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

PART (1)

Application for Planning Permission.
Town and Country Planning Act 1990

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: White Gables
Caverswall Common

Town/City: Caverswall
County: Staffordshire Moorlands
Country:
Postcode: ST11 9EU

	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:
Conversion of single dwelling to form two dwellings

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

4. Site Address Details

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

House: 0 Suffix:

House name: White Gables

Street address: Caverswall Common

Caverswall

Town/City:

County: Staffordshire Moorlands

Postcode: ST11 9EU

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

Easting: 395356

Northing: 344459

Description:

5. Pre-application Advice

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

6. 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

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

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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

Proposed new access shown on drawings

7. Waste Storage and Collection

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

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ 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. 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:

White painted render

Description of *proposed* materials and finishes:

White painted render

Roof - description:

Description of *existing* materials and finishes:

Plain clay tile

Description of *proposed* materials and finishes:

Plain clay tile

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

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

Design and Access Statement

09/00424

11. Vehicle Parking

Please 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
Cars	8	10	2

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):

Use existing drainage system

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?

☐ 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:

Single 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

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

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

Proposed Market Housing Total: 2

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

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If 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

21. Hours of Opening

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

Use	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

22. Site Area

What is the site area? 00.26 hectares

23. Industrial or Commercial Processes and Machinery

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

none

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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

26. 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: David Surname: Breakwell

Person role: Agent Declaration date: 23/04/2009 ☒ 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: ( )

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 23/04/2009 ☒ 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 23/04/2009

09/00421

09/0052

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Conversion of single dwelling to form two dwellings**

ADDRESS : **White Gables, Caverswall Common, Caverswall, ST11 2EU**

APPLICANT : **Mr G Duckers**

DATE : **February 2009** **JOB No.** : **2008.1631**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the conversion of a single four bedroom dwelling to form two separate dwellings, one a single bedroom dwelling, the other a three bedroom dwelling. Alterations to the property are essentially internal. The only external alterations relate to the construction of a new front door and the blocking up of an existing window. The Assessment Area is therefore limited to the existing dwelling and its curtilage.

Physical

The application site measures about 0.26 ha. and is flanked on its south and east boundaries by open fields. To the west is a group of former agricultural buildings that has planning permission for conversion to a single dwelling. The public highway runs along its northern boundary. The application building is a large detached bungalow that has benefitted from two planning permissions for extensions. It is constructed of brick and block walls that are rendered on the outside and painted white. The existing accommodation is shown on the application drawings and consists of four bedrooms, three bathrooms, a lounge, dining room, kitchen, utility room and store.

The original form of the existing dwelling was that it had two large side gables. The additions have retained this character having added two side gabled extensions each accommodating additional gables to the front and rear. There is a gabled double garage to the right hand side of the property.

Planning Policy

The application site is located in an area indicated in the Development Plan as being in an area of open countryside that has been designated as a Special Landscape Area and included in the North Staffordshire Green Belt. The proposal must therefore be judged against the policies contained within **PPG 2 'Green Belts'** and **PPS7 'Sustainable Development in Rural Areas'** and the Green Belt and SLA policies of the **Staffordshire and Stoke on Trent Structure Plan** and the **Staffordshire Moorlands Local Plan**.

The **Structure Plan** Green Belt policy is expressed in **Policy D5B**. This states that, except in the case of very special circumstances, there is a general presumption against inappropriate development in the Green Belt. It also states that the reuse of buildings within the Green Belt may be appropriate provided that the new use does not have a materially greater impact on the openness or quality of the Green Belt and that the proposal does not disproportionally enlarge the existing building. **Policy NC1** requires proposals to respect the character of the countryside and **Policy NC2**, that proposals should be informed by and sympathetic to the character and quality of the landscape.

The **Local Plan** Green Belt policy is contained in **Policy N2**. This states that, except in very special circumstances, there will be a presumption against inappropriate development in the

Green Belt other than.....c) the conversion of rural buildings of permanent and substantial construction to suitable alternative uses in accordance with Policy B21. **Policy B21** supports the conversion of rural buildings provided that :- a) the building is suitable for conversion without significant alteration; b) the materials are compatible with local usage; c) that outside activities can take place without harming the appearance of the area; d) the proposed use is appropriate to the scale of the building; e) traffic and parking does not harm the character of the surroundings; and f) where residential use is proposed, the application demonstrates that reasonable attempts have been made to secure a business use. **Policies N8 and N9** resist development proposals in the SLA that do not demonstrate a high quality of design.

Paragraph 3.1 of **PPG2** states that Green Belts are subject to normal countryside protection policies but, in addition, include a presumption against inappropriate development and that such development should not be permitted except in very special circumstances. Paragraphs 3.7 to 3.10 relate proposals for the reuse of existing buildings. These paragraphs state that with suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts and that such proposals do not represent inappropriate development providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (eg because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings

Paragraph 17 of **PPS7** states that the Government's policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Whilst it states that the re-use for economic development purposes will usually be preferable, it also states that residential conversions may be more appropriate in some locations, and for some types of building.

EVALUATION

The application proposes the conversion of a single dwelling into two dwellings. In its simplest form the proposal concerns the conversion of an existing rural building to a residential use without causing any change to its impact on the openness of the Green Belt and the landscape. On this basis the proposal does not represent inappropriate development and is therefore supported in principle by the development plan and PPG2.

It terms of its detail, the proposal complies with Local Plan policy B21 in that the building is suitable for conversion without significant alteration; the materials are not changing; outside activities can take place within the existing residential curtilage and will therefore not harm the appearance of the area; the proposed use is appropriate to the scale of the building without proposing additions; and traffic and parking levels are unlikely to change and does not therefore harm the character of the surroundings. Clause f) of Policy 21 is not considered to be relevant as the current use is residential.

There is considered to be no conflict with SLA policies as the residential curtilage will remain the same and the activities within the proposed curtilage will not change. There will therefore be no change to the quality and character of the landscape.

DESIGN

Use

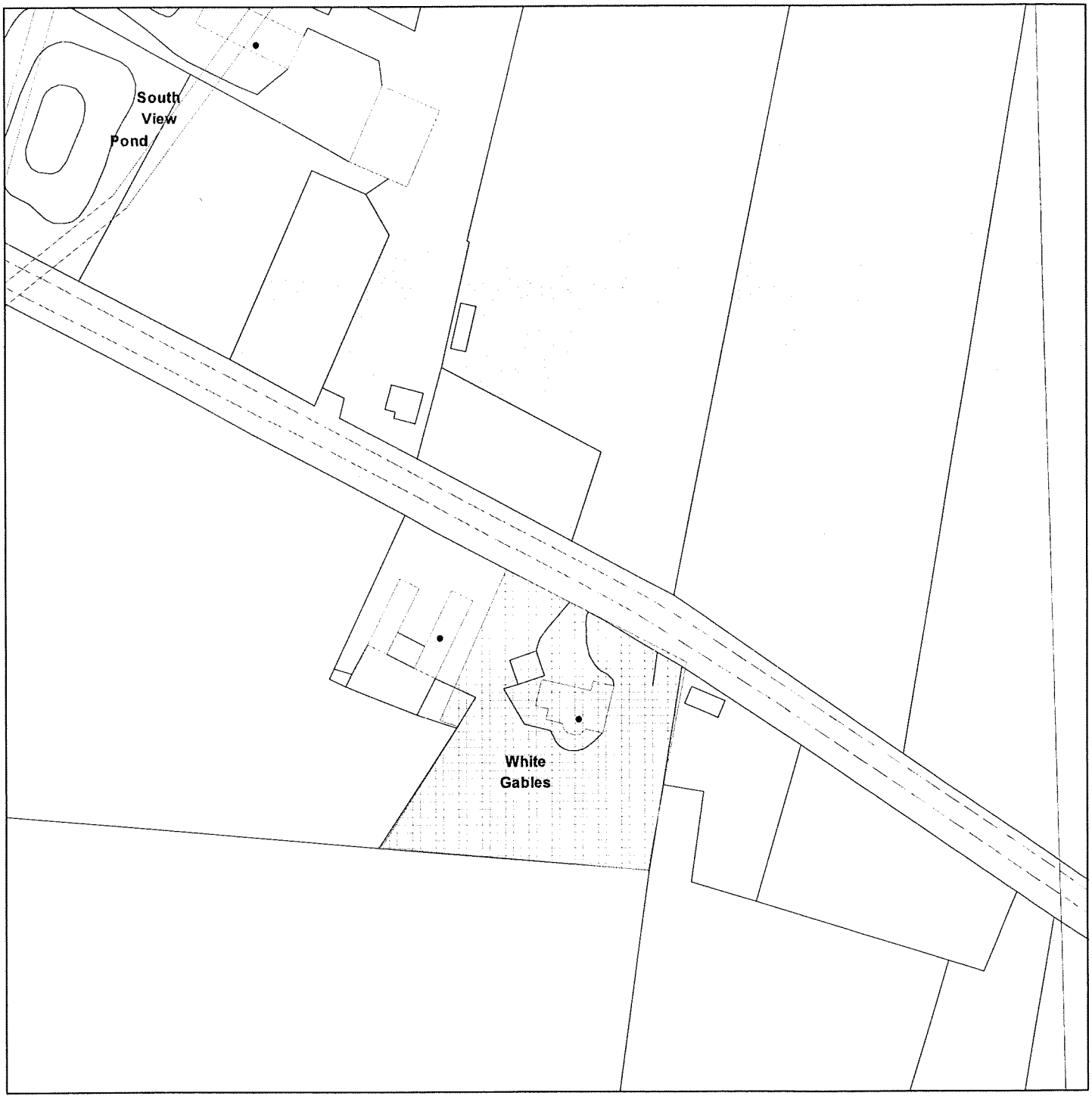
The proposed building is to continue its use for residential purposes.

Amount
The application proposes two dwellings to operate on the site
Layout
The separation of the building and the curtilage is proposed by a straight line running north/south through the property. This will be marked on the site with new fencing. The smaller unit (Gables Cottage) will consist of a lounge, kitchen, bathroom and single bedroom. This will require a new front door to be provided, and to avoid overlooking and existing side window will be blocked up. These alterations are shown on the submitted drawings. A new vehicular access is proposed which will serve a car parking area sufficient to accommodate two cars. The retained White Gables will require no external changes. The application proposes the construction of a bedroom in the roofspace to provide three bedrooms.
Scale
The proposal retains four bedroom accommodation on the site in the form of one single bedroom unit and one three bedroom unit.
Landscaping
The site is considered to be adequately landscaped.
Appearance
The appearance of the site will remain largely the same. Only minor changes are proposed to the building. The curtilage will not be altered and the garden area will remain as garden. The application proposes a new vehicular access to the new unit.

ACCESS

VEHICULAR AND TRANSPORT LINKS
The proposed access will be constructed onto a 60mph road. The submitted drawings indicate the provision of satisfactory visibility splays. The site has limited access to public transport.
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 houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.

09/00424/FUL



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	08 May 2009
SLA Number	Not Set

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