STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
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Application for Planning Permission.
Town and Country Planning Act 1990

Part One

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 41A
ChurchillRoad
Cheadle
Town/City: Stoke-on-Trent
County: Staffordshire
Country:
Postcode: ST10 1DL

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:		07970 476670	
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: Malcolm | Surname: Sales

Company name: Malcolm Sales MRICS

Street address: Marketside Chambers 56
High Street
Cheadle
Town/City: Stoke-on-Trent
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Telephone number:		01538 757233	
Mobile number:		07889 225 437	
Fax number:		01538 70075	

Email address: malcolm.sales@salesqs.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of detached 2 storey dwelling

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

08/01965/FUL

4. Site Address Details

5. Pre-application Advice

6. Pedestrian and Vehicle Access, Roads and Rights of Way

7. Waste Storage and Collection

8. Neighbour and Community Consultation

9. Council Employee / Member

10. Materials

10. Materials (continued)

11. Vehicle Parking

12. Foul Sewage

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13. Assessment of Flood Risk

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14. Biodiversity and Geological Conservation

15. Existing Use

16. Trees and Hedges

17. Trade Effluent

18. Residential Units

18. Residential Units (continued)

19. All Types of Development: Non-residential Floorspace

20. Employment

21. Hours of Opening

22. Site Area

23. Industrial or Commercial Processes and Machinery

24. Hazardous Substances

25. Site Visit

26. Certificates (Certificate A)

26. Certificates (Agricultural Holdings Certificate)

27. Declaration

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DESIGN AND ACCESS STATEMENT

In respect of

A proposed Detached Dwelling on land adjacent to No 1 VICTORY CRESENT Cheadle ST10 1DN

Prepared by

Fiona Stagg MRTPI

On behalf of

Mr M A Climpson

November 2008

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1.0 INTRODUCTION

This Design and Access Statement is submitted in support f a full planning application to **Staffordshire Moorlands District Council** in respect of a proposed detached dwelling on land adjacent to **No1 Victory Crescent, Cheadle, ST10 1DN**.

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

2.0 THE PROPOSAL

The application proposes the construction of a two storey, detached, one bedroomed dwelling on land adjacent to No1 Victory Crescent, Cheadle. The site lies within the curtilage of 41 Churchill Road.

The existing garage will be demolished and the existing hedges to the rear of the property will be removed.

Site Location

The site lies on a corner plot and is currently occupied by a single detached dwelling. There is also a single detached garage on the plot which will be demolished as part of this application.

Site Environs - Context

The site lies within an existing residential area and there is a mix of design styles in the locality. There are no mature trees in the location and the hedge to the side of the site will be removed during site preparation.

Scheme Content - Amount

The scheme comprises a single one bedroomed dwelling, comprising a lounge, WC and kitchen on the ground floor; and a bedroom and bathroom upstairs. Off street parking will be provided to the front of the property.

Opportunities

The site provides the opportunity to provide a new building of a higher design quality than the existing garage and will complement new property along Churchill Road

3.0 DESIGN CONSIDERATIONS

Use: the site will be used for residential purposes in keeping with the surrounding area.

Amount: the property has a footprint of 5.40 metres x 6.10 metres.

Layout. The site will be laid out for residential use – as a two storey dwelling.

Scale: the property has been designed to complement the new property adjacent to the host property on Churchill Road e.g. no 39.

Landscaping, surfacing and boundary treatment: the property will benefit from hard landscaping to the front. Fencing will be of slotted concrete posts and softwood woven panels.

Appearance: the property is detailed on the attached drawings.

Design Details

Details of the drainage, foundations, materials, and boundary treatment are detailed on the attached Drawing.

Robust standard details will be incorporated to meet the requirements of the Building Regulations.

Amenity: the amenity of properties along Churchill Road will not be affected.

4.0 RELEVANT PLANNING POLICIES

National Planning Policy

PPS1 Delivering Sustainable Development

PPS1 underpins the consideration of all applications for development in the efficient use of resources, ensuring development is sustainably and appropriately located, and that resources are used efficiently.

PPS 3 – Housing

PPG3, (March 2000), recognised that infilling, conversion and redevelopment can make a useful contribution, to meet the needs of the increasing number of smaller households. It advised Local Authorities to maximise the re-use of previously developed land in order to minimise the amount of green field land being taken for development.

This proposal represents an infilling opportunity to provide single bedroomed accommodation within a residential area close to the town centre.

Staffordshire Moorlands District Council Local Plan 1998

This proposal is in line with Policy H4- The site lies within the Development Boundary of Cheadle and has been designed to be 'in sympathy' with the character of the existing settlement; and Policy H5.

The proposal has also been designed in accordance with the Council's Guidance on Sustainable Design and Construction.

There are no specific area based policies relating to this area.

5.0 ACCESS CONSIDERATIONS

Vehicular Access

Access will be from Churchill Road leading into Victory Crescent. Churchill Road can be accessed from Froghall Road. The site lies within 2 miles of Cheadle Town Centre.

Pedestrian Permeability

Pedestrians will continue to be able to use existing pavement areas.

There are no known Public Rights of Way affecting the site.

6.0 SUSTAINABILITY ISSUES

The Local Context: the area in which the proposal is intended to be situated is an existing mature residential area comprising predominantly semi-detached property. The application site lies within the curtilage of a detached two storey house which is surrounded by hard standing to form off street parking.

The Built Form: this will comply with the energy efficiency standards

Energy: the construction will comply with the required Code for Sustainable Homes.

Waste and Recycling: external space will be provided for the storage of the recycling bins provided by the Local Authority. This is detailed on the attached drawings. Space will also be provided internally.

7.0 SUMMARY

In summary the development;

- represents an infilling development opportunity reflecting the local design style.
- conforms with local planning policies.
- will not result in a major increase in traffic generation.

PHOTOGRAPHS



the application site



No 1 Victory Crescent on right



No 39 Churchill Road – a similar scale and design to the proposal.