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 1

08/02045/FUL 11 DEC 2008 - S M D

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Leys House, Ashbourne Road, Whiston

Town/City: Staffordshire Moorlands

County:

Country:

Postcode: ST10 2JE

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | 01538 | 266249 | |
| 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: David | Surname: Henson

Company name: Moorland Architectural Services

Street address: 4, Meigh Road, Werrington

Town/City: Stoke on Trent

County: Staffordshire

Country: UK

Postcode: ST9 0JY

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | 01782 | 302021 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: dave.henson@ntlworld.com

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Revised housetype for previously approved replacement dwelling - ref 04/01283/FUL

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

If Yes, please state the date when the building, work, or use started: 01/03/2005

Has the building, work or change of use been completed? ( ) Yes (•) No

## Site Address Details

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

Description:

House:

House name: Leys Heath

Flat address: Ashbourne Road

Whiston

Community: STOKE-ON-TRENT

County:

Postcode: ST10 2JE

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

Eastings: 403494

Northing: 347197

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Robert Surname: Duncan

Reference:

Date (DD/MM/YYYY): 02/07/2008 (Must be pre-application submission)

Details of the pre-application advice received

Discussion relating to revised house type - see "Consultation" section of Design and Access statement

## 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

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

An area to the rear of the property will be allocated upon completion of works

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Storage will be provided externally for 3 no wheeled bins

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

## 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:

Red brindle facing brick

Description of *proposed* materials and finishes:

Red brindle facing brick

## 10. Materials (continued)

**Roof - description:**

Description of existing materials and finishes

Blue black plain clay tiles

Description of proposed materials and finishes

Blue black plain clay tiles

**Windows - description:**

Description of existing materials and finishes

Stained timber

Description of proposed materials and finishes

Stained timber

**Doors - description:**

Description of existing materials and finishes

Description of proposed materials and finishes

Stained timber

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

635-08-10

## 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 | 0 | 2 | 2 |

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] 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)

635-08-10

## 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 [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

## 14. Biodiversity and Geological Conservation

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

## 5. Existing Use

lease describe the current use of the site:

artially built dwelling

s the site currently vacant? ○ Yes ◉ No

oes the proposal involve any of the following:

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

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

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

**pplication advice**
f you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

## 6. Trees and Hedges

re there trees or hedges on the proposed development site? ○ Yes ◉ No

nd/or: Are there trees or hedges on land adjacent to the proposed development site that could nfluence the development or might be important as part of the local landscape character? ○ Yes ◉ No

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 etermined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 3S5837: Trees in relation to construction - Recommendations'

## 7. Trade Effluent

oes the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

## 8. Residential Units

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

## 9. All Types of Development: Non-residential Floorspace

oes your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No

## 0. Employment

f 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 |

## 1. Hours of Opening

f 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 |
|---|---|---|---|---|---|---|---|

## 2. Site Area

What is the site area? 00.06 hectares

## 3. 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:

n/a

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

## 4. Hazardous Substances

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

## 5. 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: Chris | Surname: Allen

Person role: Applicant | Declaration date: 11/12/2008 | ☒ 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: Chris | Surname: Allen

Person role: Applicant | Declaration date: 11/12/2008 | ☒ 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: 11/12/2008

# Design and Access Statement

| | |
|---|---|
| **Site address:** | **Leys Heath, Ashbourne Road, Whiston, Staffordshire Moorlands, ST10 2JE** |
| **Applicant:** | **Mr C Allen** |
| **Proposal:** | **Revised house type** |

**This Design and Access Statement (DAS) accompanies a re-submitted application for a revised house type, for a previously approved replacement dwelling.**

**The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).**

## 1 Introduction

1.1 This application is for a revised house type for a replacement dwelling, which was previously approved on 1st December 2004 - application no. 04/01283/FUL).

1.2 It is not proposed to reiterate the case for a replacement dwelling, as part of this statement, on the basis that the permitted scheme as mentioned above has been implemented and is currently being constructed.

1.3 The primary reason for this application is to establish planning consent for the inclusion of a very modest increase in ground floor area, in order to facilitate a separate boiler room.

1.4 The previous application originally included a Utility room. However this has been found to be too small to accommodate the proposed new boiler / tanks as well as providing adequate functionality for a Utility room.

1.5 The other aspects of the revised house type are the inclusion of a chimney to the North East elevation and a storm porch to the South West (front elevation).

## 2 Design principles and concepts

### 2.1 Assessment:

2.1.1 The existing partially constructed building lies within a small cluster of existing dwellings to the North of Ashbourne Road and is adjacent an existing commercial garage/ forecourt.

2.1.2 The surrounding dwellings are a mix of houses and bungalows of various architectural styles.

### 2.2 Amount:

2.2.1 The proposal is for a single detached two storey replacement house.

### 2.3 Scale:

2.3.1 The replacement dwelling is of a similar foot print and overall height to that which it replaces and is located in the same position as the original Leys Heath.

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**2.4 Appearance:**

2.4.1 The design principles utilised, were to provide a replacement dwelling that provides the advantages of modern construction whilst utilising features, proportions etc that reflect a traditional farm house style.

2.4.2 The materials used have been specifically chosen to maintain the said traditional appearance.

**2.5 Landscaping:**

08/02045/FUL 11 DEC 2008 - PM D

2.5.1 The front and rear gardens will be landscaped by the client, having due regard to the conditions attached to the previous permission.

**3 Access Issues**

3.1.1 The site is already served by an existing access that will be improved to provide parking and turning areas as part of the previous approval.

**4 Consultation**

4.1.1 In order to establish the most appropriate way forward, an initial discussion regarding the proposals took place with Mr S Williams followed by correspondence via email with Mr R Duncan. The content of this exchange is set out below:

4.1.2 From D Henson

*4.1.2.1 Leys Heath, Whiston - This was an application for a replacement dwelling that was previously approved (04/01283/FUL) and the construction of walls roof and windows is pretty much complete. However the client now wants to install a larger system boiler and pressurised hot water cylinder than originally anticipated. The consequence being that the utility room is not big enough as it stands. My client has therefore asked me to draw up plans for an extension to create another room to house the boiler and this is where the dilemma begins. As the house is not "substantially complete" the extension cannot be dealt with as a householder application or via PD rights, which only leaves the option to resubmit the application as a revised house type. That is unless you would be prepared to allow the extension to be constructed (and not enforce against it) on the basis that when complete, the volume of the extension would be deducted from the PD entitlement. This would mean that the client could proceed with the construction as part of the main building works without having to re apply. I did mention this to Steve Williams previously; however he quite rightly said that it was not within his remit to say yes or no. Hence this email. I would therefore be most grateful if you would let me have you thoughts as to what would be acceptable from your perspective.*

4.1.3 Response from R Duncan

*4.1.4 Leys Heath, Whiston As you will appreciate I am in a similar position to Steve in that I cannot recommend that your client undertakes the works in advance of securing planning consent. Your client must be made aware that any works undertaken will be strictly at their own risk. The overall acceptability of the amendments will be subject to our usual policy tests, and in my view should be dealt with through a substitution of house type application.*



MOORLAND ARCHITECTURAL SERVICES

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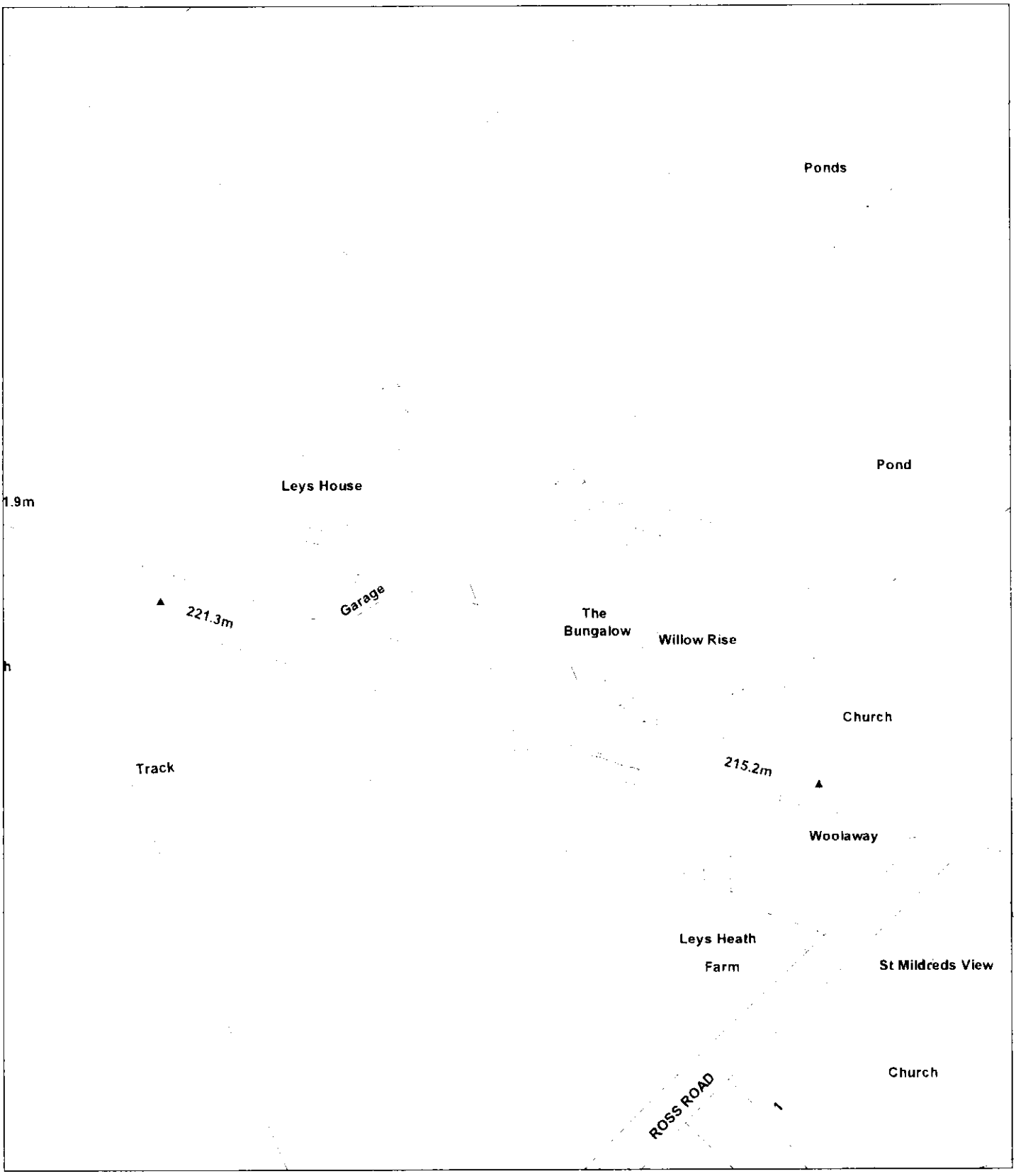
| Reference: | 08/02045/FUL<br>Kingsley |
|---|---|

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|---|---|
| **Organisation** | Not Set |
| **Department** | Not Set |
| **Comments** | Not Set |