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.

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: c/o 14 Bath Street
Leek

Town/City:
County:
Country:
Postcode:

	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: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: England
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:

Single storey rear extension

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

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4. Site Address Details

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

House: 14 Suffix:

House name:

Street address: Bath Street

Town/City: LEEK

County: Staffordshire

Postcode: ST13 6JH

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

Easting: 398645

Northing: 356588

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

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:

Brick

Description of *proposed* materials and finishes:

Brick to match

Roof - description:

Description of *existing* materials and finishes:

Tile

Description of *proposed* materials and finishes:

Tile to match

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:

2008.1577.02 and D&AS

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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

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):

2008.1577.02

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

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:

Shop

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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

19. All Types of Development: Non-residential Floorspace

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	24.4	11.9	24.0	12.1
	Total	24.4	11.9	24.0	12.1

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

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? 90.00 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: 07/08/2008 ☒ 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: David Surname: Breakwell

Person role: Agent Declaration date: 07/08/2008 ☒ 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 07/08/2008

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DESIGN AND ACCESS STATEMENT

PROPOSAL : **Rear extension to shop**

ADDRESS : **14, Bath Street, Leek**

APPLICANT : **Mrs Gould**

DATE : **August 2008** **JOB No.** : **2008-1577**

DESIGN

ASSESSMENT

Assessment Area

The premises are located in a town centre location. Bath Street is a secondary shopping frontage in the Leek Conservation Area. The premises are currently used as a hairdressers and are at the southern end of a terrace of four properties (the other three being dwellings) midway along Bath Street. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the premises within this group of buildings and other buildngs nearby.

Physical

The physical characteristics of the Assessment Area consist of small, two storey, 19th Century dwellings with No. 14 having been converted into a shop. The terrace is constructed of red brick with a plain tiled roof, although the application building has been rendered on the upper floor of the front elevation, and on the whole of the gable. At the rear there are existing small single storey additions, the larger part of which is brick with a slate roof, the smaller part being painted brick with a translucent plastic lean-to roof. To the south of the application site is a private car park.

The neighbouring buildings along Bath Street are two storey terraced houses of a similar age to the application building. There is a small group of shops at the southern end of Bath Street.

Economic

The application premises are on the periphery of the town's shopping centre. It is important that the town centre retains its vitality through appropriate investment in existing commercial enterprises.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Conservation Area and the Staffordshire Moorlands Local plan. The Local Plan shows the premises located within a Town Centre Shopping Street and therefore subject to Policy S7 which seeks to retain retail frontages. Paragraphs 4.19 and 4.20 of PPG15 Planning and the Historic Environment confirms that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area. It also states that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

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EVALUATION

The application proposes the demolition of the existing rear additions and their replacement with a larger single storey extension. The existing additions are considered to have little historic or architectural merit. The rear elevation of the application building against which the extension is proposed is scarred and is also not of historic or architectural interest.
Planning policy guides the proposed scheme towards one that includes historic detailing. It is proposed to provide a dentil course of brick detailing at the eaves of the proposed extension to match the existing building.

DESIGN

Use
The proposal will be used for retail purposes as an extension to the existing shop.
Amount
The proposal provides an extension of 24 sq.m. although about 12 sq.m. of existing building is proposed to be demolished resulting in an overall increase of about 12 sq.m..
Layout
The proposed extension is proposed on the rear of the building.
Scale
The application proposes a single storey building inkeeping with other single storey rear additions within the terrace.
Landscaping
Given the restricted nature of the site and its urban setting, no landscaping is proposed.
Appearance
It is considered that the scale, design and materials of the proposed scheme comply with conservation policy by resulting in a positive contribution to the character and appearance of the application building and enhancing the Leek Conservation Area.

ACCESS

VEHICULAR AND TRANSPORT LINKS

These are not affected by the proposal.

INCLUSIVE ACCESS

Floor levels at the existing shop will follow through to the proposed extension and will provide suitable access for less abled people.

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Reference:	08/01516/FUL LEEK



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Description	