PART ONE

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

MDC
24 JUL 2009
ACK | PASSED TO | FILE

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

09/00784/FUL 24 JUL 2009 - SMS

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR+MRS
First name:	
Last name:	BLATHERWICK
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	THE OLD VICARAGE
Address 1:	DMBLE LANE
Address 2:	ALTON
Address 3:	
Town:	STOKE-ON-TRENT
County:	STAFFORDSHIRE
Country:	UK
Postcode:	ST10 4BL

2. Agent Name and Address

Title:	MR
First name:	ANDREW
Last name:	STARTIN
Company (optional):	AJ STARTIN TECHNICAL SERVICES
Unit:	62
House number:	
House suffix:	
House name:	
Address 1:	CARTER STREET
Address 2:	
Address 3:	
Town:	UTTOXETER
County:	STAFFORDSHIRE
Country:	UK
Postcode:	ST14 8EJ

3. Description of Proposed Works

Please describe the proposed works:

REPLACEMENT CONSERVATORY

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the work been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: _____ House number: _____ House suffix: _____

House name: THE OLD VICARAGE

Address 1: DIMBLE LANE

Address 2: ALTON

Address 3: _____

Town: STOKE-ON-TRENT

County: STAFFORDSHIRE

Postcode (optional): ST10 4BL

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

Easting: _____ Northing: _____

Description:

DOMESTIC DWELLING

5. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

SEE ATTACHED LETTER

Reference: _____

Date (DD/MM/YYYY): _____
(must be pre-application submission)

Details of the pre-application advice received:

SEE ATTACHED LETTER

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

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s)

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☑ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plan(s)/drawing(s):

SEE ATTACHED LETTER

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☑ Yes ☐ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

SEE ATTACHED LETTER

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☑ No

If yes please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		TIMBER + GLAZING SOFTWOOD PAINTED WHITE	☐	☐
Roof		CLAY TILES TO MATCH EXISTING HOUSE	☐	☐
Windows		SOFTWOOD PAINTED WHITE	☐	☐
Doors		SOFTWOOD PAINTED WHITE	☐	☐
Boundary treatments (e.g. fences, walls)			☑	☐
Vehicle access and hard-standing			☑	☐
Lighting			☑	☐
Others (please specify)			☑	☐

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:

EXISTING BLOCK PLAN
PROPOSED BLOCK PLAN
LOCATION PLAN
EXISTING LAYOUT
PROPOSED LAYOUT
EXISTING PLANS + ELEVATIONS
PROPOSED PLANS + ELEVATIONS

11. Explanation For Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and or structure(s)?

N/A.

12. Ownership Certificates

One certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		23/07/2009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

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$Date: 2009/03/23 15:29:39 $ $Revision: 3.7 $

12. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Agricultural Holdings

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 23/07/2009

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☐

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

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15. Declaration

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[signature]	23/07/2009 (date cannot be pre-application)

16. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

17. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01889 568056	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01889 569805

Email address (optional): andy@startins.com

18. 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)* ☑ Agent ☐ Applicant ☐ Other (If different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address:

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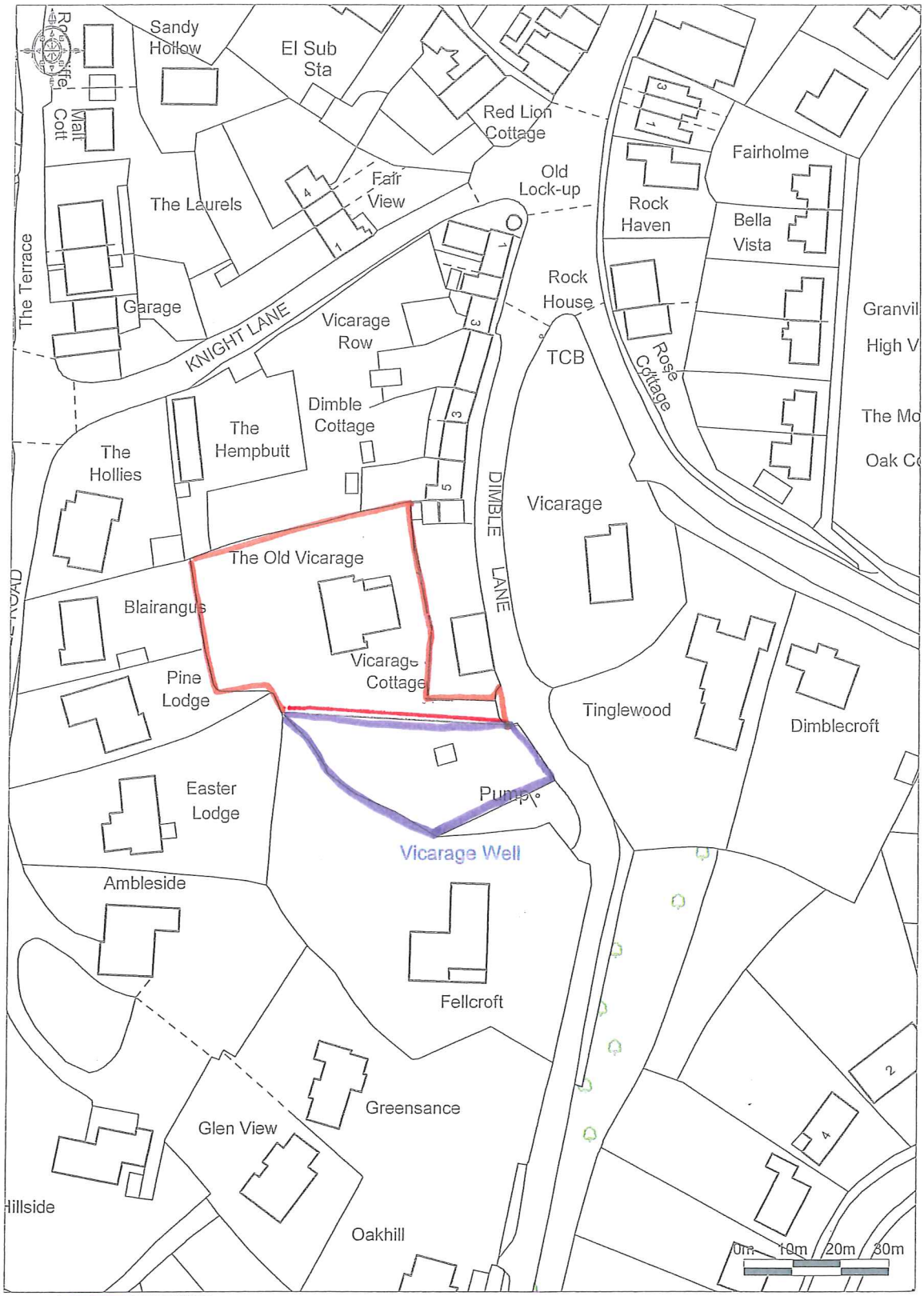

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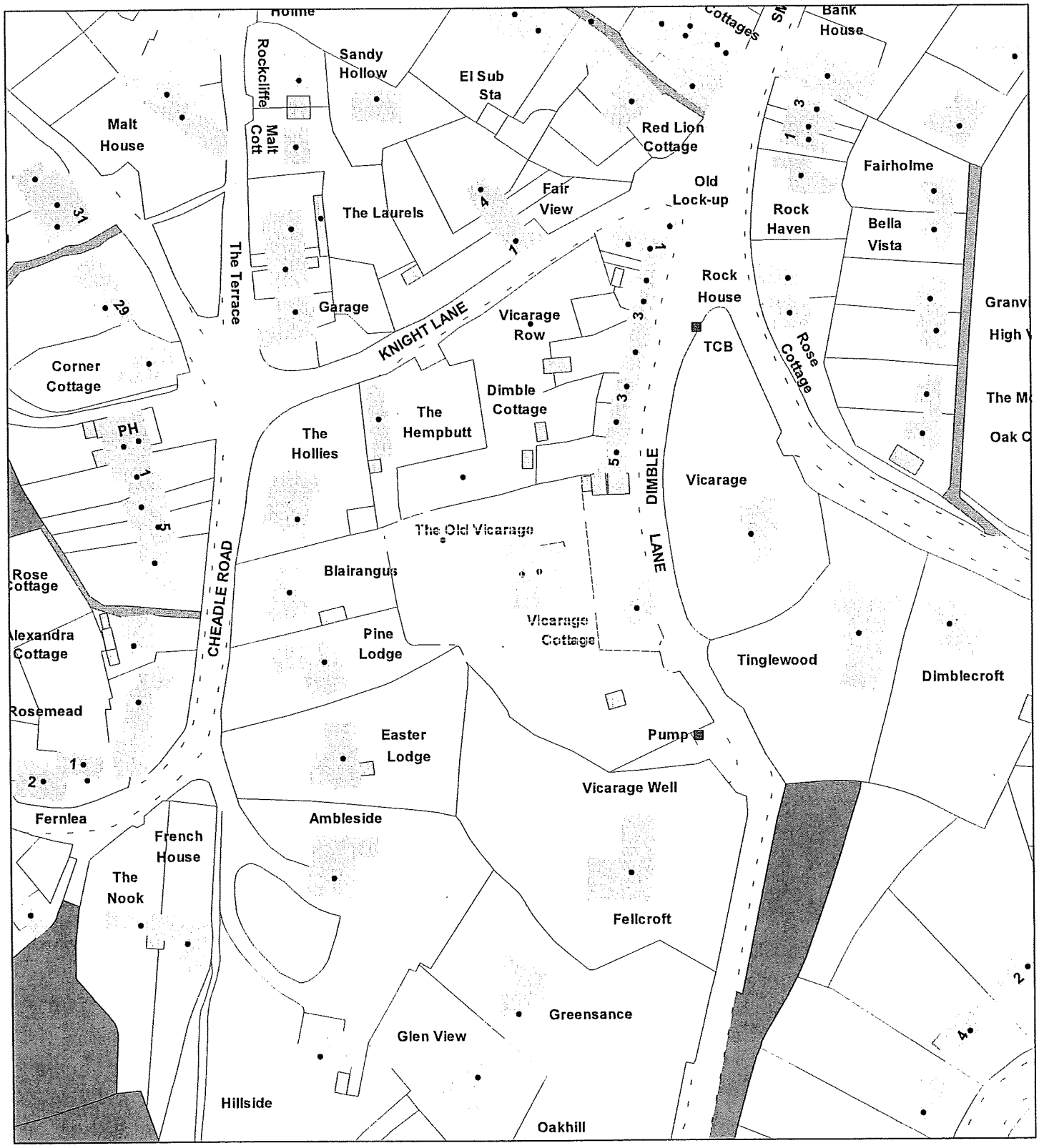
Reference:	09/00784/FUL Alton



Date	27 July 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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ACCESS & DESIGN CONSIDERATIONS FOR

PROPOSED SIDE CONSERVATORY AT

THE OLD VICARAGE, DIMBLE LANE, ALTON

Background

The existing conservatory has reached the end of its economic life with time-expired rotten timbers and general problems arising from the lack of a damp proof course and any insulation. In addition, glass maintenance is problematical due to the current buildings layout and there are problems arising from the extremes of temperature in summer and winter. The Applicants sought advice from SMDC planners, particularly as the property sits within the designated Conservation Area, and this application was produced as a result of those discussions. A planning officer visited the site on 9th April 2009 and a landscape officer visited the site on 12th June 2009.

The proposed development fully takes into account the policy requirements of SMDC and the Building Regulations. Full account has also been taken of the policy requirements of Staffordshire County Highways (SCH).

Assessment of the suitability of the application site

It is accepted that the existing conservatory has reached the end of its economic life and officers have indicated that there is no objection in principle to a replacement. A structure of similar size is proposed but the ends will be squared off and a different roof material employed. The overall footprint will increase slightly but the use of matching and therefore sympathetic materials will not affect the overall site appearance.

Evaluation of the existing buildings on the application site

The Old Vicarage is a very imposing stone and tile building and is typical of its type particularly in a Conservation Area location. The proposed conservatory will be almost identical in two-dimensional view on the site and the overall balance of the building will not be affected. There will be no impact on the Conservation Area.

Design considerations for the existing buildings

The Old Vicarage is of 'traditional' stone and tile construction and the opportunity will be taken to use the same materials in the proposal. The principal walls will be of stone construction to match the existing and the opportunity will be taken to construct a pitched roof clad with tiles, again to match, and eliminate the glass with its temperature and maintenance problems. The

proposal will, therefore, not affect the appearance of the existing building in the Conservation Area setting.

Services

The proposal does not impact onto any of the existing site services which are adequate.

Landscaping and the Environment Agency

An SMDC landscape officer has been consulted and his views have been incorporated into the scheme. The block plan accompanying the application shows the proposals.

The property is not within a designated flood plain and it is understood that the Environment Agency have no particular requirements in respect of the proposed development.

Access, highways, parking and circulation requirements

The proposed development will not generate any additional vehicle movements and will not impact on the existing arrangements.

Other matters

An application in respect of a garage and garden store is being submitted in parallel to this application.