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

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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.

1. Applicant Name, Address and Contact Details

Title:	Mr
First name:	John
Surname:	Bassett
Company name	
Street address:	2 Church Street
	Coton In The Elms
Town/City	Swadlincote
County:	Derbyshire
Country:	England
Postcode:	DE12 8EZ

	Country Code	National Number	Extension Number
Telephone number:	44	01283 760058	
Mobile number:			
Fax number:			

Email address: bassettj2@sky.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed detached dormer bungalow on land to the rear of 467 Cheadle Road, adjoing FollyLane, Cheddleton.

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:	467
Suffix:	
House name:	
Street address:	Cheadle Road
	Cheddleton
Town/City:	LEEK
County:	Staffordshire
Postcode:	

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

Easting:	397097
Northing:	351300

Description:

Land to the rear of 467 Cheadle Road, adjoining Folly Lane, Cheddleton

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):

Officer name:

Title: Mr First name: Steve Surname: Williams

Reference: 09/00777/PREAPP

Date (DD/MM/YYYY): 29/10/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Having reviewed the submission the response stated the application to erect the dwelling on this plot would be acceptable. Having taken into account the comments made about the buildings orientation and position the statement stated that deliberate design to remove the impact of principle windows from the rear elevation prooved it to be deemed acceptable. The report stated that approval would need to be sought from Highwats with regard access. We have since the report submitted the proposals to Mr Ron Parker at Staffs County Highways and worked with him to satisfy their conditions.

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)

Drawing 02

7. Waste Storage and Collection

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

If Yes, please provide details:

Local Authority refuse bins to be stored in an area within the rear garden with access to the front of the site where from the edge of the driveway Local Authority refuse vehicles will collect.

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

If Yes, please provide details:

The sperate storage of recycable materials will be through the Local Authority prescribed method with collections from the front of the site on designated days.

8. Neighbour and Community Consultation

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

If Yes, please provide details:

The adjacent neighbours have mostly been visited to explain the proposals prior to this submission.

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

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:

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Description of *proposed* materials and finishes:

Red facing brickwork above dpc with staffordshire blue engineering brickwork below dpc. Soldier course in same red facing brick above window and door heads.

Roof - description:

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

Interlocking concrete roof slates, colour dark grey.

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

White UPVC units.

Doors - description:

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

White UPVC units

Boundary treatments - description:

Description of *existing* materials and finishes:

Hawthorn hedges to the North, South and East elevations

Description of *proposed* materials and finishes:

The existing hedges on the North and South elevations are to remain. The existing hedge on the East elevation is to partly remian and trimmed to maintain a height not exceeding 900mm in accordance with the recommendations of County Highways. Part of the East elevation hedge for an expanse of 5metres is to be removed to for the proposed drive entrance. The West elevation dividing the plot from 467 Cheadle Road is to have a new timber panel and post fence with a laurel hedge planted in front.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

The proposed driveway is to have a 5000mm wide entrance with 900mm brick pillars each side. The entrance to the drive is to be cobble paved with the main drive in a premeable surface edged in concrete kerb stones.

Lighting - add description

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

The main entrance and rear entrance are to have localised low energy light fitting to afford light for access. final; details of the fittings to be agreed.

Others - description:

Type of other material: Dormers

Description of *existing* materials and finishes:

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Description of *proposed* materials and finishes:

The first floor dormers are to be clad with softwood boarding, painted white.

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:

Drawing 01, plans, elevations and section
Drawing 02, Site, location and drainage plans
Design and Access Statement

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
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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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):

Drawing 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

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:

Rear garden to 467 Cheadle Road

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		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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? 311 sq.metres

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:

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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: John | Surname: Bassett

Person role: Applicant | Declaration date: 29/01/2010 | ☒ 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: John | Surname: Bassett

Person role: Applicant | Declaration date: 29/01/2010 | ☒ 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 29/01/2010