STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
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Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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:	Damien	Surname:	Handley

Company name:			
Street address:	Birchenfields Farm		
	Perkins Lane	Telephone number:	
		Mobile number:	
Town/City:	DILHORNE	Fax number:	
Country:		Email address:	
Postcode:	ST10 2PX		

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. Site Address Details

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

House:		Suffix:	
House name:	Birchenfields Farm		
Street address:	Perkins Lane		
Town/City:	DILHORNE		
Postcode:	ST10 2PX		

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

Easting:	398761
Northing:	344562

Description:

4. 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: Arne Surname: Swithenbank

Reference: DET/2016/0035

Date (DD/MM/YYYY): 13/07/2016 (Must be pre-application submission)

Details of the pre-application advice received:

During the initial inspection by Mr Swithenbank, the applicant was advised of the following:

Parking and Turning: The applicant was informed that the proposed parking and turning arrangements (facilitated by existing hard standing to the south of the development), would be suitable to support the application.

Curtilage: The applicant was informed that a request for the exact curtilage to be attributed to the dwelling would be required.

External finish of the dwelling: The applicant was advised to retain the existing red brick piers on the western elevation of the dwelling and that a dark colored tile profile sheet roof would be an acceptable finish.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Change of use of agricultural building into one dwelling house (Class C3) and building operations reasonably necessary at Birchenfields Farm, Birchenfields Lane, Dilhorne

Application reference number: DET/2016/0035 Date of decision: 16/08/2016

Please state the condition number(s) to which this application relates:

Condition number(s):

1. Prior to the commencement of development details including samples if requested shall be supplied to the Local Planning Authority (LPA) for all externally facing finishing materials including details of colour and texture and the development shall be completed in accordance with the details as subsequently approved in writing by the LPA. Reason: in the interests of good planning and the design quality of the completed development.

2. Prior to the commencement of development a plan shall be submitted to the LPA for its approval in writing to define the area of domestic curtilage to serve the converted building not greater than the existing ground plan area of the current building. The defined domestic curtilage shall thereafter be limited to the area shown in the plan as subsequently approved in writing by the LPA. Reason: to ensure compliance with the terms of the Class Q Permitted Development requirements, for clarity and the avoidance of doubt.

3. Prior to the commencement of development details shall be submitted to the LPA of a scheme to provide nesting opportunities for Swallows in the completed development and the details as subsequently approved in writing by the LPA shall be implemented prior to the development first coming into use and shall be retained for the life of the development. Reason: in the interests of protected bird nesting species and biodiversity.

4. The development hereby permitted shall not be brought into use until details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development. Reason: To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway.

Has the development already started? ( ) Yes (•) No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Condition 1:

External Wall Finish:

South and West Elevations: The South and West (Rear and Side) elevations will be finished using the existing red brickwork piers infilled by naturally coloured Siberian Larch cladding applied in a horizontal Halflap configuration as shown within the supporting documentation. This combination was recommended by Mr Swithenbank during the initial site visit.

North and East Elevations: The North and East (Front and Side) elevations will be finished by painting the existing block and brickwork magnolia in keeping with the surrounding structures already on site. This finish was recommended by Mr Swithenbank during the initial site visit.

Roof Covering:

6. Discharge of Condition(s)

The roof finish will be tile effect coated steel sheeting (Tile Profile 41/1000) in Slate Blue supplied by CLADCO (www.cladco.co.uk). Additional information is contained within the supporting documentation.

Windows and Doors:

Windows and doors will be green wood-effect UPVC as detailed within the supporting documentation. UPVC was selected as it is in keeping with the doors and windows used within the surrounding structures.

Rainwater systems:

Existing rainwater systems (including guttering) will be employed.

Condition 2:

The Curtilage to serve the dwelling will be 107.18m2 of the 109.28m2 available, the layout of which is shown within the supporting documentation.

Condition 3:

Nesting opportunities will be provided in accordance with the Evolution Ecology Ltd Bat and Bird Scoping Survey Report conducted in June 2016 and submitted with the initial application. Swallow mitigation will be constructed in line with the report's recommendations and positioned on the South elevation.

Condition 4:

Parking and Turning areas will be provided by the existing hard standing which provides access to the dwelling as detailed within the supporting documentation. These areas were discussed and deemed acceptable by Mr Swithenbank during the initial site visit. Access and parking is by enduring agreement as the applicant owns the agricultural land providing access.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. 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

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 29/08/2016