STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning 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:	Ms	First Name:	Stella	Surname:	Dawson

Company name:			
Street address:	2, Church Terrace		
	Blythe Bridge Road	Telephone number:	
		Mobile number:	
Town/City:	CAVERSWALL	Fax number:	
Country:		Email address:	
Postcode:	ST11 9EA		

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 Proposed Works

Please describe the proposed works:

New access to front of property for hard-standing single driveway instead of front garden area.

Has the work already been started without planning permission? ○ Yes ◉ No

4. Site Address Details

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

House: 2 Suffix:

House name: Church Terrace

Street address: Blythe Bridge Road

Town/City: CAVERSWALL

Postcode: ST11 9EA

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

Easting: 395272

Northing: 342665

Description:

5. 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, extinguishment 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 their reference number(s):

Section A-A and Section C-C of plan: DWG NO: 2CT-01 REVA

6. 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: Chris Surname: THORPE

Reference: PD/2016/0011

Date (DD/MM/YYYY): 01/01/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Reply from Chris THORPE: 02/03/16
I refer to your enquiry, our ref PD/2016/0011, in respect of a proposed new access at 2 Church Terrace.

I advise firstly that, because the proposed access would open on to a classified road (the C191 for local highway authority purposes), a full planning application will be required. The area of hard surfacing required is shown as 24 square metres, so if it is to be given an impermeable surface such as tarmac, then that too will require planning permission, otherwise a porous surface can be provided as “permitted development”.

Secondly, your property is included in the Caverswall Conservation Area and opposite two listed buildings (the churches) so particular care and thought will need to be given to the potential impact of the development on the character and appearance of the conservation area and the setting of the listed buildings. Any planning application that you make will need to include a statement regarding the impact of the development on these heritage assets, and give a reasoned justification for the development.

Further Advice from David PLANT at HIGHWAYS May 2016:

Stella,

Thanks for the drawing.

You’re right about the gradient. The maximum gradient for an access is 1 in 10. A gradient of 1 in 5.4 would be difficult for drainage, difficult in day to day use and on occasions, unusable in winter.

6. Pre-application Advice

Further excavation will be required to meet the 1 in 10.
Drainage would also need to be addressed. Hard surfacing will be required due to the gradient – to avoid loose surfacing ending up on the road. The attached document may be of use to you. Conservation officer at SMDC may also have a view on surfacing and I suggest you discuss them.
If hard, non permeable surfacing is used a drainage interceptor, (Aco channel or similar) connected to an appropriate outfall will be required, immediately to the rear of the highway boundary.
Dimensions should also be shown on the drawing.

I trust this is of use but if you need to discuss further or would like comments on further drawings, please contact me.

Regards,

D. R. Plant

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 proposed development? ○ Yes ◉ No

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

8. Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ○ No

If Yes, please describe:

If the proposed is to go ahead then this will serve as an improvement in existing parking arrangements for both myself and other village users.

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. 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

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Vehicle Access - description:
Description of *existing* materials and finishes:

Garden and foliage

Description of *proposed* materials and finishes:

Driveway to be laid in a Marshalls tegula block paving(traditional) to the gradient requested.

Walls - description:
Description of *existing* materials and finishes:

11. Materials

Block brick wall in disrepair

Description of *proposed* materials and finishes:

Construction of a retaining wall in front of the house and steps, using a south down multi brick and a solider course of the same brick on top. This will retain soil planting border.Also walling shall be returned down to meet existing stone work, with a return on the stone joining both structures.

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:

Attached Plan: DWG No: 2CT-01 REVA.

Access statement: Addresses the potential impact of the development on the character and appearance of the conservation area in CAVERSWALL and the setting of the listed buildings and impact of the development on these heritage assets. Provides a reasoned justification for the development.

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Ms | First name: Stella | Surname: Dawson

Person role: APPLICANT | Declaration date: 27/07/2016 | [x] Declaration made

13. 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. [x] Date 27/07/2016