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

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:	Mr	First Name:	Mark	Surname:	Craft
Company name:	M A Craft Properties				
Street address:	14 Grangefields				
	Biddulph			Telephone number:	
				Mobile number:	
Town/City:				Fax number:	
Country:				Email address:	
Postcode:	ST8 7SA				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:		First Name:	Beverley	Surname:	Poole
Company name:	bpArchitecture Ltd				
Street address:	93 High Street				
	Biddulph			Telephone number:	
				Mobile number:	
Town/City:	Stoke on Trent			Fax number:	
Country:				Email address:	
Postcode:	ST8 6AB				

3. Description of Proposed Works

Please describe the proposed works:

Erection of rear conservatory outside permitted development rights due to raking ground level.
In all other instances the Conservatory would be within PD rights

Has the work already been started without planning permission? (•) Yes ( ) No

If Yes, please state when the works were started: 01/07/2016

Has the work already been completed without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: | Suffix:

House name: Bank Top Bungalow

Street address: Congleton Road

Town/City: BIDDULPH

Postcode: CW12 3ND

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

Easting: 388742

Northing: 360014

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

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: Ms | First name: Teresa | Surname: Critchlow

Reference: Case Officer for first application

Date (DD/MM/YYYY): 07/09/2016 (Must be pre-application submission)

Details of the pre-application advice received:

The Case Officer advised that if the Conservatory was cut back to no more than 3m depth from the rear of the house and the corner splayed at 45 degree angle then the extension would be acceptable.
The officer would not accept that even though the conservatory extension is to the North of the window where daylight is off concern that there would be no loss of sunlight.
The officer stated that she had to go by Space about dwellings standards and the 45 degree requirement.

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

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):

Boundary Treatments - description:
Description of *existing* materials and finishes:

Timber fenced panels in concrete posts.

Description of *proposed* materials and finishes:

No alterations.

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

White upvc

Description of *proposed* materials and finishes:

White upvc

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

Not applicable

Description of *proposed* materials and finishes:

Presence of detector on entrance.

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

The existing bungalow is finished in steeply pitched tiled roof.

Description of *proposed* materials and finishes:

The proposed conservatory will have a pitched roof the apex of which will finish half way up the height of the existing roof (3 metres when measured adjacent to the bungalow) the front face of the roof will be hipped and constructed in twin cell clear polycarbonate.

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

Tarmac driveway with brick edging

Description of *proposed* materials and finishes:

Hardcore

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

Block walls rendered white to the existing bungalow

Description of *proposed* materials and finishes:

The base of the conservatory has been constructed in block work and will be finished in a white render to match the existing house. The end of the conservatory will be adjusted to create a 45 degree splay and extend no more than 3m from the dwelling as discussed with PLanning Case Officer

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

White upvc to the existing bungalow have recently been replaced the meet the current U values.

Description of *proposed* materials and finishes:

11. Materials

White upvc constructed on a dwarf wall.

OTHER - description:

Type of other material: Guttering

Description of *existing* materials and finishes:

Black upvc

Description of *proposed* materials and finishes:

No alterations

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:

Drawings
AS(0)01 Rev A Location Plan
AS(0)02 Rev A Site Block Plan
AS(0)03 Rev A Existing Elevations
AS(0)04 Rev A Existing Elevations sheet 2
AS(0)05 Rev A Proposed Elevations
AS(0)06 Rev A Proposed Elevations sheet 2

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: Beverley Surname: Poole

Person role: AGENT Declaration date: 26/07/2016 ☑ 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. ☑ Date 30/09/2016