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:	Mr	First Name:	Mark
Surname:	Gilbert		
Company name:			
Street address:	69		
	Hillswood Avenue	Telephone number:	
		Mobile number:	
Town/City:	LEEK	Fax number:	
Country:		Email address:	
Postcode:	ST13 8EQ		

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:

The building of a garden wall and low-wall with a fence on top to the side and back of the property.(Some of the garden wall has been built which we would like to apply for Respective planning permission). The heights vary because the property is on a slight incline from 1800mm to 2100mm approximately. The purpose of the works is to make the house private; we have a conservatory / room on the side of the house that would be completely open to the road without this boundary. The road is used by vehicles and pedestrians on a daily basis, anyone walking or driving past can see directly in to the conservatory / room. The room is a kitchen diner and is frequently used for dining, entertaining and for our children to do their homework.

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

If Yes, please state when the works were started: 24/10/2016

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: 69 Suffix:

House name:

Street address: Hillswood Avenue

Town/City: LEEK

Postcode: ST13 8EQ

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

Easting: 397481

Northing: 356740

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: Mr First name: James Surname: Stannard

Reference:

Date (DD/MM/YYYY): 05/04/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Overview:

- Enforcement action over brick wall built on curtilage boundary approx. 2m in height
- Require retrospective permission and want advice on the application
- Proposal to build small annex in garden area, seeking advice on permitted development
- Advice with regards continuing to build a boundary wall of some description to side of property

Advice Given:

- Planning permission is required for any fence wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic which exceeds 1 metre above ground level, under Schedule 2, Part 2, Class A of the General Permitted Development Order (GPDO) 2015
- Under the same part of the GPDO any fence, wall or means of enclosure not adjacent to the highway can be constructed up to 2 metres above ground level
- The key considerations in any future retrospective application will include:

o Design of the proposed fence/wall/enclosure
o The character and appearance of the fence/wall/enclosure when compared to other boundary treatments in the immediate area
o The impacts to amenity on both your property and neighbouring properties

- There is a clear justification for why you need some form of boundary treatment at the approximate height of the one built and it is up to you to make that case within the submitted planning application
- With regards to the proposed annex, there is scope for this structure to be classified as permitted development under Schedule 2, Part 1, Class E of the GPDO. It is advised that a householder enquiry form is submitted together with proposed plans to establish whether this would constitute permitted development or require planning permission.

6. Pre-application Advice

- With regards to the continuation of building a boundary on the side elevation of the property (which from photo evidence provided does not currently have one), a fence/wall/enclosure can be constructed which does not exceed 1 metre as it is adjacent to the public highway

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

There was a hedge which was dying this has already been removed.

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:

Description of *proposed* materials and finishes:

Reclaimed Bricks various rustic colours and sleepers used as fence

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:

Location Plan, Block Plan, floor Plan, Elevation drawing side, back and return to house and various photos

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*

12. Certificates (Certificate 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: Mr | First name: Mark | Surname: Gilbert

Person role: APPLICANT | Declaration date: 10/04/2017 | ☑ 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 11/04/2017