09/00638/FUL 764596

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 and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

Part 1

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.

09/00690/ 25 JUN 2009 - 3 M 5

1. Applicant Name, Address and Contact Details

Title: Miss First name: C Surname: Briand

Company name:

Street address: 40, Hollow Lane

Town/City: Cheddleton

County: Staffordshire Moorlands

Country:

Postcode: ST13 7HP

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Sammons Architectural Ltd Surname: .

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek

County: Staffordshire

Country: United Kingdom

Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing single storey outbuilding and erection of two storey rear extension

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: 40 Suffix:

House name:

Street address: Hollow Lane

Cheddleton

Town/City: LEEK

County:

Postcode: ST13 7HP

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

Easting: 396917

Northing: 352303

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

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 boundary? ○ 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. 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:

brick

Description of *proposed* materials and finishes:

brick to match

Roof - description:

Description of *existing* materials and finishes:

plain tile

Description of *proposed* materials and finishes:

plain tile to match

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 and Design and access Statement

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing outbuilding provides outdated accommodation

12. 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

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: David Surname: Breakwell

Person role: Agent Declaration date: 25/06/2009 ☒ Declaration made

13. 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: David Surname: Breakwell

Person role: Agent Declaration date: 25/06/2009 ☒ Declaration Made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 25/06/2009

DESIGN AND ACCESS AND CONSERVATION STATEMENT

PROPOSAL : **Conservation Area Consent for the demolition of a single storey rear outbuilding**
ADDRESS : **40, Hollow Lane, Cheddleton**
APPLICANT : **C Briand**
DATE : **June 2009** **JOB No.** : **2009.1661**

DESIGN

ASSESSMENT

Assessment Area

The dwelling is located on the outskirts of the village of Cheddleton near the junction of Hollow Lane and Post Lane. The dwelling is one half of a pair of semi-detached houses on the north side of Hollow Lane. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the application building and other nearby houses.

Physical

The Conservation Area is centred on the historic stone buildings in the centre of the village. Beyond those, buildings in the village are mostly end of C19th/early C20th and constructed of local brick. The application building dates to the first quarter of the C20th. It is a well constructed red brick house with a hipped clay tile roof. The house has a single storey tile roof bay at the front and a smaller bay at the rear. The attached house has been extended in a similar fashion to the proposal.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Structure Plan and the Staffordshire Moorlands Local Plan. The Local Plan shows the application building within settlement boundary of Cheddleton and within the village Conservation Area. The Local Plan Conservation policies have not been saved. Local Plan policy B13 encourages a good design in development proposals. Paragraphs 4.19 and 4.20 of PPG15 Planning and the Historic Environment confirms that planning decisions in respect of development proposed to be carried out in Conservation Areas must give high priority to preserving or enhancing the character or appearance of the area.

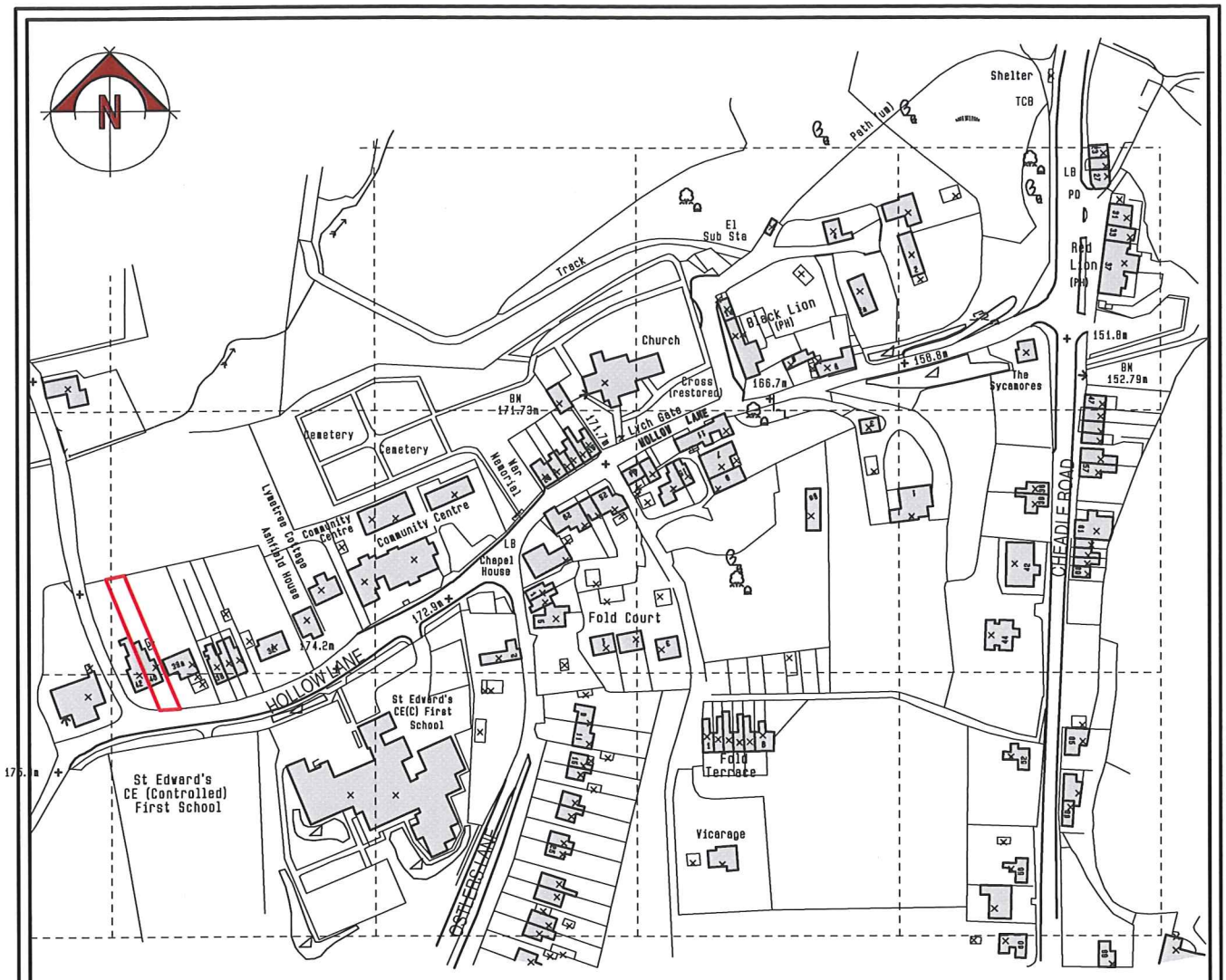
EVALUATION

The application proposes the demolition of the rear single storey outbuilding and its replacement with a two storey extension on a slightly larger footprint. The existing outbuilding is 3.9m long and 2.2m deep. It consists of three chambers, one currently used as a store and the other two unused and likely to have been an outside W.C. and a coalhouse. It is considered that the accommodation this building provides does no fulfil modern living patterns and it's size and shape is not easily converted to a useful space. The application therefore proposes its demolition and replacement with modern living accommodation. The neighbouring semi-detached house has gone through the same process.

An important element in the consideration of an application for Conservation Area Consent relating to the demolition of part of a building is whether the building is to be replaced, and if it is, the nature of the design of the replacement building and its contribution to the character of the Conservation. The CAC application therefore includes details of the replacement building. The proposed extension provides on the ground floor a new entrance porch, a W.C. and a sunroom, and at first floor a principal bedroom with en-suite facilities. The size, scale and design of the proposal respects the character of the application building and has been influenced by the recent addition on the neighbouring property.

DESIGN
The following section relates to the replacement building shown on the submitted drawings.
Use
The proposal will be used for domestic purposes.
Amount
The proposal provides an extension having a footprint of 21 sq.m.
Layout
The proposed extension is on the rear of the building on a similar footprint as the outbuilding it replaces.
Scale
The application proposes a two storey building inkeeping with the neighbouring two storey rear addition on the neighbouring property.
Landscaping
Given the restricted nature of the site and its setting, no landscaping is proposed.
Appearance
It is considered that the scale, design and materials of the proposed scheme comply with conservation policy by resulting in a positive contribution to the character and appearance of the application building and enhancing the Cheddleton Conservation Area.

ACCESS
VEHICULAR AND TRANSPORT LINKS
These are not affected by the proposal.
INCLUSIVE ACCESS
Floor levels within the extension will follow through to the proposed extension and will provide suitable access for less abled people.



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LOCATION PLAN

SCALE 1:2500



scale bar @ 1:2500

MISS C BRIAND

PROPOSED EXTENSION TO
40 HOLLOW LANE,
CHEDDLETON,
NR.LEEK,
STAFFS,
ST13 7HP

LOCATION PLAN

Date	Sheet	Scale
JUNE 2009	A4	1:2500
Drg No.	Rev.	Drawn
2009-1661-04	-	ASR
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: info@sammonsltd.co.uk

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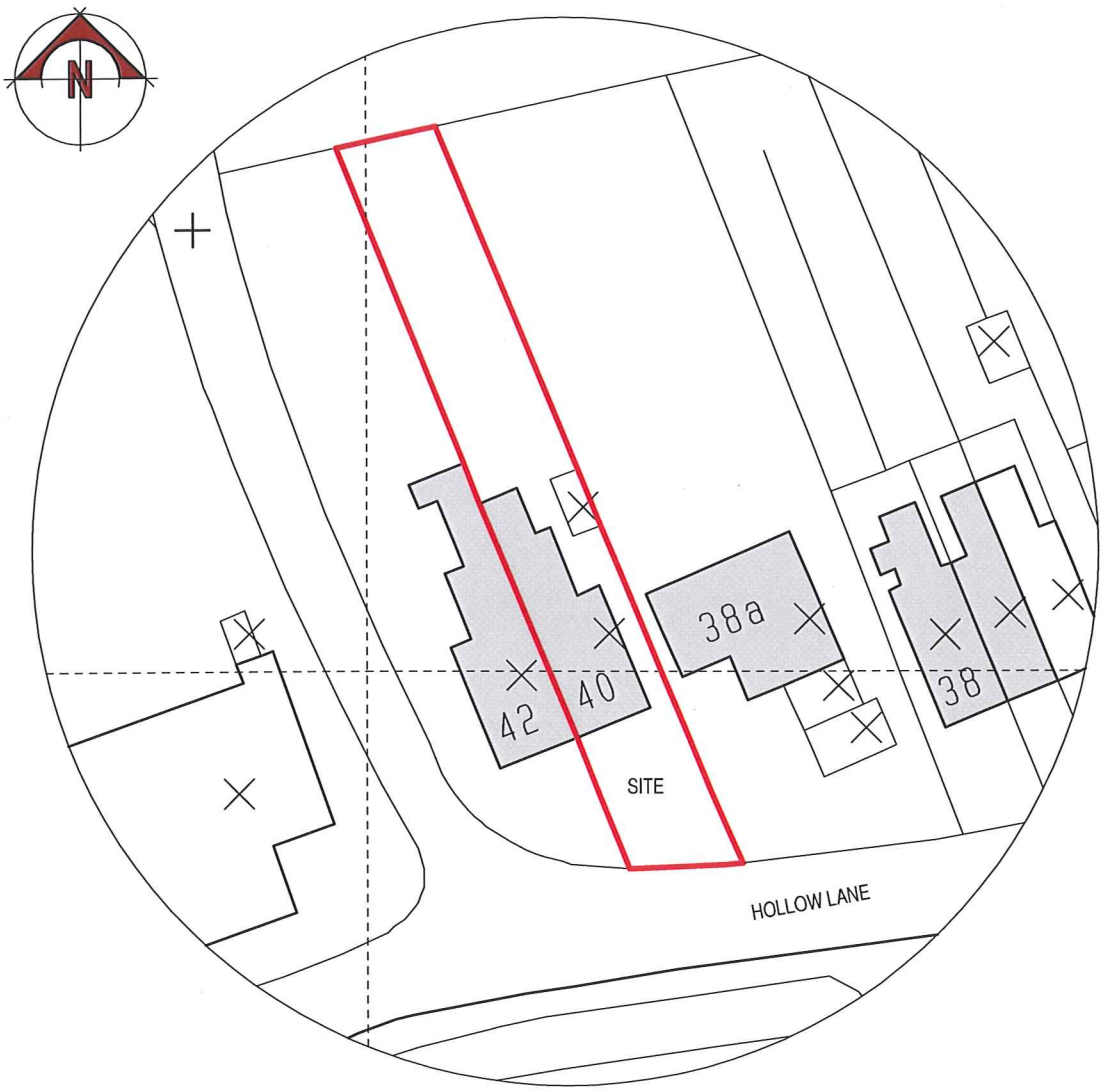

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BLOCK PLAN

SCALE 1:500

0.0m 5.0m 10.0m 15.0m 20.0m 25.0m

scale bar @ 1:500

MISS C BRIAND

PROPOSED EXTENSION TO
40 HOLLOW LANE,
CHEDDLETON,
NR.LEEK,
STAFFS,
ST13 7HP

BLOCK PLAN

Date	Sheet	Scale
JUNE 2009	A4	1:500
Drg No.	Rev.	Drawn
2009-1661-05	-	ASR

Rev.

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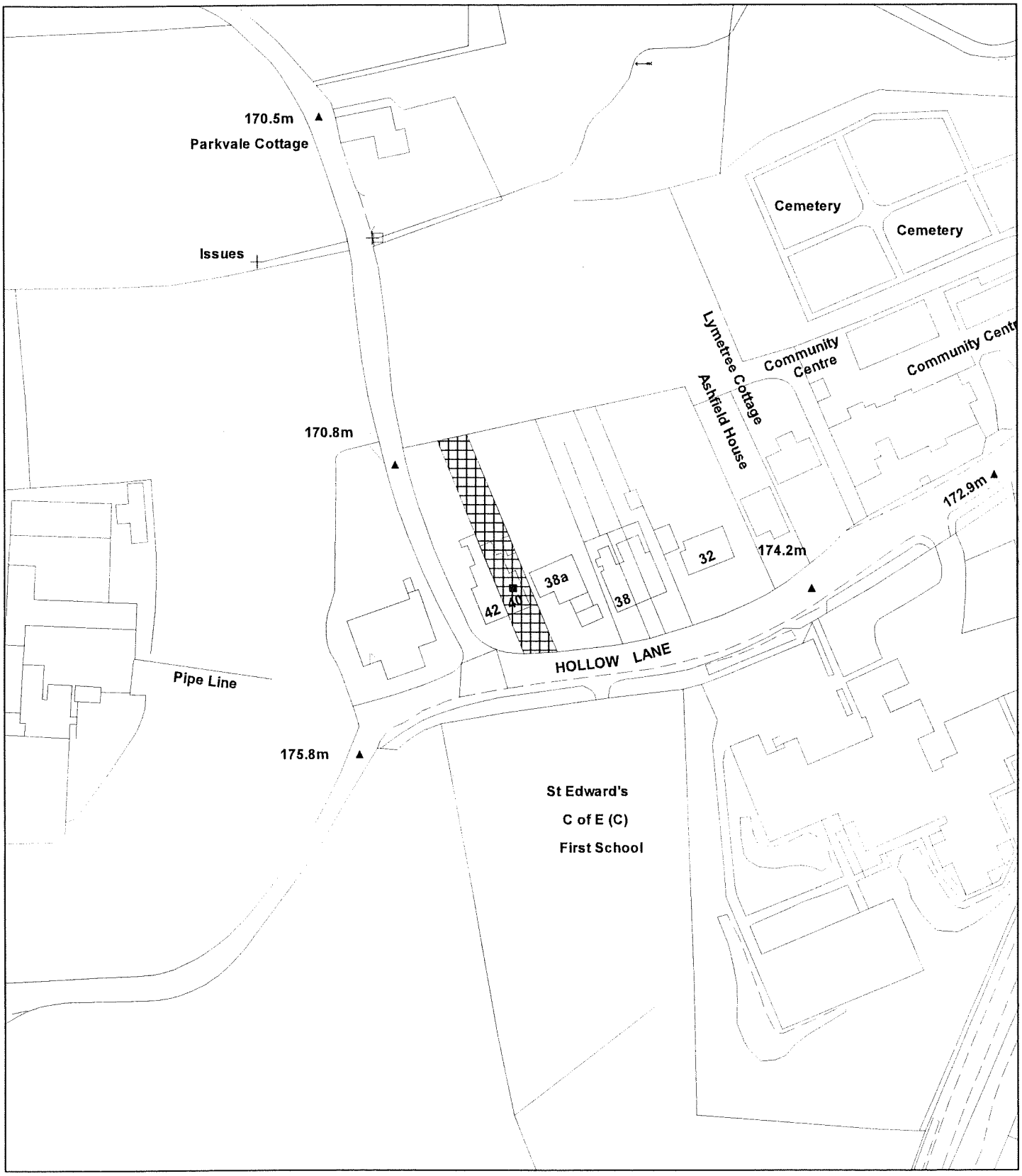
Reference:	09/00638/FUL Cheddleton



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set