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

Application for Planning Permission.
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:	Paul
Surname:	Crowther		
Company name:			
Street address:	35 Armshead Road		
		Telephone number:	
		Mobile number:	
Town/City:	WERRINGTON	Fax number:	
Country:		Email address:	
Postcode:	ST9 0EG		

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 the Proposal

Please describe the proposed development including any change of use:

1. Construction of a double-garage (53 sq meters) with integrated walk-way into the main house; thereby joining the new garage to the house for access to a workshop and laundry room. The integrated double garage replaces a now demolished free-standing single prefabricated garage that previously inhabited the site.
2. Conversion of an existing loft (33.5 sq meters) into a single room with en-suite with loft ladder access only. The loft will require the construction of a dormer window on the north facing roof elevation of the property.

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

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

House: 6 Suffix:

House name:

Street address: Moss Close

Town/City: WERRINGTON

Postcode: ST9 0ES

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

Easting: 393634

Northing: 347696

Description:

5. 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: Johnston

Reference: N/A

Date (DD/MM/YYYY): 01/03/2017 (Must be pre-application submission)

Details of the pre-application advice received:

The general concept of the proposed application was discussed with Chris in terms of both the double-garage development and the loft conversion. The steer that was given was that neither the double garage or loft conversion proposals were out-of-step with similar developments within the immediate area or generally on the housing estate in which Moss Close is situated. The property directly opposite 6 Moss Close has recently (within the last two years) acquired planning consent for a loft conversion and extension. The proposals have no impact on any of the adjoining properties in terms light deprivation.

Subsequent to the meeting on 01/03/2017 properties to the side and rear elevations of 6 Moss Close have benefited from the removal of excessive vegetation that for a number of years had affected the available sunlight at various times of the day. The guidance of Steven Massey within the Staffordshire Moorlands Authority was sought before the removal of trees and vegetation on the property.

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

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. 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

9. 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:

Combination of fence panels (light brown) with concrete posts and prefabricated stone block walls (light grey).

Description of *proposed* materials and finishes:

Some of the boundary fences and stone block walls are in poor repair and these will be upgraded after seeking the agreement of the relevant neighbours. An extensive amount of foliage has been already removed from the boundaries of the property requiring, in some cases, complete refurbishment of the fences and boundary walls to a higher standard than that which existed previously when the foliage was in place. This will mean the use of higher quality materials and larger fence panels and more substantial walls to clearly delineate the agreed boundary line and provide both privacy and security to all the parties concerned.

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

White UPVC external doors used at both the rear and front of the existing property.

Description of *proposed* materials and finishes:

Replacement of all existing external doors with anthracite grey UPVC units to match those to be used in the proposed new double-garage.

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

Not applicable.

Description of *proposed* materials and finishes:

Installation of security exterior lighting in close proximity to the main door to the property on the front (east facing) elevation utilising PIR (passive infrared) motion technology.

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

Standard tiled roof

Description of *proposed* materials and finishes:

No change to roof materials. Proposed addition of new dormer window with flat roof on the north roof elevation to facilitate the loft converison.

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

The front elevation of the property (east-facing) is currently a combination of overgrown foliage and lawn.

Description of *proposed* materials and finishes:

The front elevation will be converted to additional drive space utilising a black tarmac finish in keeping with the driveway down the south-facing side elevation of the house.

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

1. Side elevations - standard brick finish
2. Rear elevation - smooth white painted cement render
3. Front elevation - combination of stone cladding (now removed to expose the original brickwork) and wood boarding

Description of *proposed* materials and finishes:

Smooth cement render on all elevations for the existing property painted in a medium grey colour to match with the finish on the proposed new double-garage.

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

9. Materials

White UPVC windows throughout the existing property.

Description of *proposed* materials and finishes:

Replacement of all existing windows within the property with anthracite grey UPVC units to match those to be used in the build of the proposed new double-garage.

OTHER - description:

Type of other material: Guttering, UPVC fascias and soffits

Description of *existing* materials and finishes:

The current guttering, fascia boards, barge boards and soffits are in a poor state of repair and a combination of UPVC and wood and both white and black in colour.

Description of *proposed* materials and finishes:

The guttering, fascia boards, barge boards and soffits will be replaced on all the relevant elevations of the property to match the colour of the new UPVC windows and doors (anthracite grey) and the rendered walls (medium grey) on both the main property and the new double-garage.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

13. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Domestic premises.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 53.00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site Tonne(s)

B. Highly reactive/explosive substances Amount held on site Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s)

24. 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

25. 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: Mr First name: Paul Surname: Crowther

Person role: APPLICANT Declaration date: 05/09/2017 ☑ Declaration made

26. 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 05/09/2017