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 listed building consent. 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:	Mrs	First Name:	Catherine	Surname:	Neesam
Company name:					
Street address:	14				
	Uttoxeter Road			Telephone number:	
				Mobile number:	
Town/City:	LOWER TEAN			Fax number:	
Country:				Email address:	
Postcode:	ST10 4LJ				

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:

Detached Granny Annex in rear garden of number 14 Uttoxeter Road, Lower Tean. The plans presented show a single storey structure with an overall height of 3 metres. The annex will be used for a dependent relative and will be ancillary to the main dwelling.

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: 14 Suffix:

House name:

Street address: Uttoxeter Road

Town/City: LOWER TEAN

Postcode: ST10 4LJ

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

Easting: 401521

Northing: 338660

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: James Surname: Stannard

Reference:

Date (DD/MM/YYYY): 05/07/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Following on from your appointment with me at Planning Surgery earlier today I am emailing you to summarise what was discussed; set out what the key issues would be when assessing any future application; and what documents would be required should you choose to submit a planning application.

Overview

- Detached Granny Annex in rear garden of No.14 Uttoxeter Road, Lower Tean
- Plans presented show a single storey structure with an overall height of 3.0m.
- Understood that annex will be used for a dependent relative and will be ancillary to the main dwelling
- No.14 Uttoxter Road forms part of a row of houses (10, 12, 14 and 16) which together is designated as a Grade II Listed Building
- Site within the development boundary

Key Issues

- Impact upon the Listed Building and its Setting
- Design
- Residential Amenity

Documents to submit as part of any Planning Application

- Householder Planning Application Form
- Appropriate Fee of £172.00
- Location Plan (1:1250 Scale; red line showing site boundary; North Arrow)
- Site/Block Plan (1:500 Scale; red line showing site boundary; North Arrow)
- Proposed Floor Plans (1:50 or 1:00 showing dimensions)
- Proposed Elevation Plans (1:50 or 1:100 showing dimensions)
- Heritage Statement

As discussed in surgery, the application will be assessed against the key issues set out above. Without input from the Conservation Officer I cannot state whether support would be given for a granny annexe in this location. What I would say at this stage however is that if it is considered by the Conservation Officer that the rear garden to No.14 Uttoxeter Road forms an important part of the setting of the Listed Building, then it would be unlikely that development in this location would be supported.

I hope the above is useful.

Regards

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 proposed development? ◉ Yes ○ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

See Site plan block for reference.

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

8. Materials

No Material details were submitted for this application

9. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ○ Yes ◉ No

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ○ Grade II* ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

13. Parking

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

14. 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

Do any of these statements apply to you? ○ Yes ◉ No

14. Authority Employee/Member

(d) related to an elected member

15. 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

If Other has been selected, please provide:

Title: Mr First name: Shaun Surname: Winkle

Telephone number: 07723955812

Email Address: winknh@hotmail.com

16. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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 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: Mrs First name: Catherine Surname: Neesam

Person role: APPLICANT Declaration date: 16/08/2017 ☑ Declaration made

17. 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 16/08/2017