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: Richard | Surname: McCue

Company name:

Street address: 5 Bridle Path
Werrington

Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST2 9EG

	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

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Contstruction of new dwelling in garden next to 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: 112 | Suffix:
House name:
Street address: BASFORD BRIDGE LANE
CHEDDLETON
Town/City: LEEK
County:
Postcode: ST13 7EQ

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

Easting: 397761
Northing: 351821

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: S Surname: Williams

Reference: 08/01068/OUT

Date (DD/MM/YYYY): 25/07/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Outline planning permission granted as above reference.
Discussions regarding the potential charges for local improvements on an additional dwelling were also held with Mr Williams in August 2009 but we were advised this would not be applicable on this site.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Access details are on drawings Elevations and SitePlan.

7. Waste Storage and Collection

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

If Yes, please provide details:

The driveway of the proposed dwelling contains a section that can be used to store waste/recycling bins as shown on the site plan, this area is eastily accessible from the driveway opening. Details can be found on the document ref: Elevations

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

As above these areas have been designated and can accomodate waste and recycling storage. Details can be found on the document ref: Elevations

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (●) Yes ( ) No

If Yes, please provide details:

We have discussed and revised the plans based on the comments of both 112 and 110 Basford Bridge Lane, they are both happy with the proposed development.

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:

None

Description of *proposed* materials and finishes:

Rough cast render with a buttermilk coloured finish.
Brickwork below DPC to be red engineering brick.

Roof - description:

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Marley Modern Interlocking Tile in Smooth Grey.

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

PVCu/Aluminium window frames with Oak finish.

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Front, utility and kitchen to have Oak finish PVCu or Oak Timber door.
Rear\Lounge door to be aluminium folding door with frame finished in grey or oak.

Boundary treatments - description:

Description of *existing* materials and finishes:

Natural Stone walling to front of site and next to 110 Basford Bridge Lane. Barbed wire fencing to rear of site.

Description of *proposed* materials and finishes:

Adjacent to 112 Basford Bridge Lane standard 6ft wide timber fencing panels with gravel boards and concrete posts. 1.2M high to front left hand side of property increasing to 1.8M high to rear left hand side of property.
Rear of site to be fitted with 1.2M high standard timber fence panels with gravel boards and concrete posts.
Adjacent to 110 Basford Bridge Lane retaining wall, finished in natural stone or hollow concrete block filled with concrete to structural engineers calculations to same height as current wall.
Front wall to be modifed to create vehicle access from natural stone as per current wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Current site wall to be modified to allow access and rebuilt as per current wall.
Front kerb stone to be dropped by local authority or suitable contractor.
Driveway to be constructed from brindle or grey coloured block paving or cast in place concrete stamped and coloured as block paving. During construction works the access will be finished with suitable hardcore as base for above finishes.

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

External lighting to front face of property between front door and garage, using standard lantern type fitting.

Others - description:

Type of other material: Guttering/Soffits/Fascia

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Brown, square, plastic guttering and downpipes.
Oak coloured, plastic fascia, soffits and bargeboards.

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

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3

12. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Connection to main sewer via current connection at 112 Basford Bridge Lane, as per document ref. Elevations, following confirmation from local water authority.

13. 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

14. 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

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

15. Existing Use

Please describe the current use of the site:

Garden.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Garden

When did this use end (if known) (DD/MM/YYYY)? 01/10/2009

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. Residential Units

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

18. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	1
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					1
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 100 sq.metres

23. 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:

N/A

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

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: Richard | Surname: McCue

Person role: Applicant | Declaration date: 14/12/2009 | ☒ Declaration made

26. 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: Richard | Surname: McCue

Person role: Applicant | Declaration date: 14/12/2009 | ☒ Declaration Made

27. Declaration

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

Date 06/01/2010