

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 & Mrs	First Name:	A	Surname:	Simpson
Company name:					
Street address:	Garden Cottage, School Green				
Telephone number:					
Mobile number:					
Town/City:	IPSTONES				
Fax number:					
Country:					
Email address:					
Postcode:	ST10 2LX				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Allen	Surname:	Newby
Company name:	PME Planning Services Ltd				
Street address:	Townend Waterfall				
	Waterhouses				
Telephone number:	01538308043				
Mobile number:					
Town/City:	Stoke-on-Trent				
Fax number:					
Country:	United Kingdom				
Email address:					
Postcode:	ST10 3HZ				
	enquiries@pmeplanning.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Construction of Garden Room

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: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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

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

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

10. Site Visit

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:

The site is bounded by a combination of drystone walls and adjoining buildings.

Description of *proposed* materials and finishes:

As existing.

Doors - description:

Description of *existing* materials and finishes:

White uPVC.

Description of *proposed* materials and finishes:

The french doors will be cream uPVC.

Lighting - description:

Description of *existing* materials and finishes:

External lighting is limited to a PIR carriage lamp by the front door.

Description of *proposed* materials and finishes:

External lighting will be limited to a single fitting mounted above the french doors. The fitting will be operated by infra-red PIR sensor and will be designed and mounted so that it does not cast light upwards. The luminous intensity of the fittings shall be limited to 800 Lumens.

Roof - description:

Description of *existing* materials and finishes:

The roof is clad in blue clay tiles with a plain eaves and verge.

Description of *proposed* materials and finishes:

The roof will be clad in Staffordshire blue clay tiles with a stone eaves course and plain verge to match the host building.

Vehicle Access - description:

Description of *existing* materials and finishes:

There is no off-street parking. Residents use the shared parking area just to the south.

Description of *proposed* materials and finishes:

As existing.

Walls - description:

Description of *existing* materials and finishes:

The walls at the front of the building are brick laid in various bonding styles. There is a stone plinth at the base and a stone band below the first floor windows. The openings have stone head, cills and jambs. The right hand edge of the middle section has moulded ashlar quoins. The walls at the rear are a combination of red gritstone and render.

Description of *proposed* materials and finishes:

The walls of the garden room will be constructed using reclaimed red brick above a gritstone plinth, laid in flemish bond to match the host building.

Windows - description:

Description of *existing* materials and finishes:

Windows and doors are white uPVC.

Description of *proposed* materials and finishes:

The garden room windows will be detailed to match the host building with stone heads, cills, jambs and mullions. These will be fitted with high quality flush uVPC casements - using Bison™ frames. These will be cream in colour. The roof of the garden room will be fitted with a a pair of Velux CK04 conservation roof lights.

The white uPVC windows will also be replaced. At the front, Bison Genesis VSTM sash windows will be fitted - likewise in cream. The white uPVC windows at the side and rear will be replaced with with Bison™ casements.

OTHER - description:

Type of other material: Rainwater Goods & SVP

Description of *existing* materials and finishes:

Rainwater goods comprise black half round gutters with round downpipes.

11. Materials

Soil & vent pipes black and are hidden away at the rear of the building.

Description of *proposed* materials and finishes:

Rainwater goods will comprise black gutters and downpipes as existing.

No additional sold pipes are required.

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:

Design and Access Statement: DAS.pdf
Existing Block Plan: Ex Block-1-200 A3.pdf
Existing Plans 7 Elevations: Existing-1-50 A0.pdf
Casement Window Details: Bison Casement Details.pdf
Sash Window Details: Bison Sash Details.pdf
Site Location Plan: Location-1-1250 A3.pdf
Neighbour Consultation: Neighbour Consultation.pdf
Proposed Block Plan: Pr Block-1-200 A3.pdf
Proposed Plans and Elevations: Proposed-1-50 A0.pdf

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 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: First name: Surname:

Person role: Declaration date: ☒ 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