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.
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:	J	Surname:	Grattidge
Company name:					
Street address:	Halls Croft,				
	The Drive			Telephone number:	
				Mobile number:	
Town/City:	RUDYARD			Fax number:	
Country:				Email address:	
Postcode:	ST13 8RN				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Dukesell
Company name:	DBD Architectural Consultancy Ltd				
Street address:	50 Broad Street				
				Telephone number:	01538383118
				Mobile number:	07773079559
Town/City:	Leek			Fax number:	
Country:				Email address:	
Postcode:	ST13 5NS				andrewd@dbdconsultants.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Construction of timber frame detached double frame garage.

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:	Halls Croft
Street address:	The Drive
Town/City:	RUDYARD
Postcode:	ST13 8RN

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

Easting:	395279
Northing:	357918

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

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: Arne Surname: Swithenbank

Reference: Pre-application Household advice for Halls Croft,

Date (DD/MM/YYYY): 03/05/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Julian
Thank you for coming into the planning surgery with this inquiry.
You are looking to build a double garage (with single door) alongside the north east side elevation of Halls Croft between the side of the house and The Drive which is a private access road to a small number of neighbours.

Being within the Rudyard Conservation Area this would need planning consent.

I have advised that I find it unlikely in this case that we would reject the proposal in principle although this can only ultimately be determined by a case officer on site with the full application details. I have advised that the main issues though will be about design – how the proposal relates to the existing house and how it would be viewed from The Drive. It would also be necessary to consider the amenity implications for neighbours in particular the house to the north.

We have discussed pros and cons of different material finishes and also different forms and massing – low profile shallow pitched roof v more traditional pitch but therefore taller. I tend to favour the latter but it would need to have a traditional Staffordshire clay tile roof. White rendered wall may well be the best option noting the rendered bungalow opposite. If timber used I still think a traditional pitched roof with tiles would be necessary. However I agree there may be much to be said for the lower profile bulk achievable in a timber garage and its proposed dark finish.

As ever the advice above is given in good faith on the basis of a desk assessment. It could be subject to change should further information arise and is not binding on the Council.

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:

Site plan as proposed: PL 03 C

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

If Yes, please describe:

Proposal to provide parking within a garage.

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

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):

Roof - description:

Description of *existing* materials and finishes:

Plain clay tiles

Description of *proposed* materials and finishes:

Staffordshire Blue plain clay tiles to match existing

Walls - description:

Description of *existing* materials and finishes:

Natural stone to existing house.

Description of *proposed* materials and finishes:

Timber feather edge board

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:

Site location plan: PL 01 A
Site plan as existing: PL 02 A
Site plan proposed: PL 03 C
Proposed plan: PL 04 A
Design & Access Statement

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:	Mr	First name:	Andrew	Surname:	Dukesell

Person role:	AGENT	Declaration date:	01/02/2018	☑ 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 13/03/2018