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	First Name:	N.	Surname:	BROAD
Company name:					
Street address:	Stoneycroft, Clay Lake				
				Telephone number:	
				Mobile number:	
Town/City:	Endon			Fax number:	
Country:				Email address:	
Postcode:	ST9 9DD				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	JASON	Surname:	KNIGHT
Company name:	JPK DESIGN LIMITED				
Street address:	83 DIMSDALE PARADE EAST				
	WOLSTANTON			Telephone number:	01782622321
				Mobile number:	
Town/City:	NEWCASTLE-UNDER-LYME			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	ST5 8DP				karen.stone@jpkdesign.co.uk

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED CONVERSION OF EXISTING GARAGE TO FORM 2 NO. BEDROOMS WITH EXTERNAL AND INTERNAL ALTERATIONS TOGETHER WITH NEW DETACHED 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:	Stoneycroft
Street address:	Clay Lake
Town/City:	Endon
Postcode:	ST9 9DD

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

Easting:	392381
Northing:	353242

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: JAMES Surname: STANNARD

Reference:

Date (DD/MM/YYYY): 07/03/2018 (Must be pre-application submission)

Details of the pre-application advice received:

APPLICANT ATTENDED PLANNING SURGERY AND RECEIVED EMAILED COMMENTS FROM JAMES STANNARD AS FOLLOWS: -

Afternoon Nick

Thank you for coming to see us at surgery today with regards to proposed extension and alterations at your property Stonecroft, Endon. I am writing to you as a record of our discussion which can help you prepare and submit a planning application in due course.

Overview

- Proposal to connect first floor of existing dwelling with first floor of existing garage to allow additional living accommodation.
- Garage to be relocated within plot

Advice Given

- Site is situated within development boundary with proposed development within existing residential curtilage of Stonecroft
- Principle of development in general terms is acceptable subject to material considerations which include Design, Amenity, Trees and Highway Safety
- Design of proposed development should be proportionate and well related to the main dwelling with regards to scale, layout, massing, and visual appearance
- Relocated garage should be subordinate and secondary to the main dwelling and should be of a suitable width and depth which is proportionate to the existing house
- Any development should ensure that the Tree Preservation Orders (TPO's) on site and any associated root protection areas are protected

I trust the advice above is useful.

6. Pre-application Advice

Please note that the advice given at planning surgery today is my own informal professional opinion and does not guarantee any submitted planning application will be approved.

I look forward to receiving any forthcoming application in due course.

Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

ILLUSTRATED ON DRAWING JPK/18/3982/1 & JPK/18/3982/4 REVISION A

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

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:

HEDGES / SHRUBS / TIMBER FENCING / STONE WALL

Description of *proposed* materials and finishes:

N/A

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

11. Materials

BROWN UPVC

Description of *proposed* materials and finishes:

CONVERSION - BROWN UPVC TO MATCH EXISTING
GARAGE - TIMBER DOORS

Roof - description:

Description of *existing* materials and finishes:

PLAIN ROOFING TILES

Description of *proposed* materials and finishes:

CONVERSION - ROOFING TILES TO MATCH EXISTING
GARAGE - ROOFING TILES TO MATCH HOUSE

Vehicle Access - description:

Description of *existing* materials and finishes:

BLOCK PAVING

Description of *proposed* materials and finishes:

EXTENSION TO DRIVEWAY TO BE IN BLOCK PAVING TO MATCH EXISTING DRIVEWAY

Walls - description:

Description of *existing* materials and finishes:

BROWN BRICKWORK WITH RENDER TO DORMERS

Description of *proposed* materials and finishes:

CONVERSION - BRICKWORK FACINGS TO MATCH EXISTING
GARAGE - OAK FRAME WITH CLAD BOARDS TO WALLS

Windows - description:

Description of *existing* materials and finishes:

BROWN UPVC

Description of *proposed* materials and finishes:

BROWN UPVC TO MATCH EXISTING

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

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: N. | Surname: BROAD

Person role: APPLICANT | Declaration date: 15/05/2018 | ☑ 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 15/05/2018