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. Site Address

Number	
Suffix	
Property name	Garden Cottage
Address line 1	School Green
Address line 2	
Address line 3	
Town/city	Ipstones
Postcode	ST10 2LX

Description of site location must be completed if postcode is not known:

Easting (x)	402131
Northing (y)	349931

Description

2. Applicant Details

Title	Mr
First name	Alan
Surname	Simpson
Company name	
Address line 1	Garden Cottage, School Green
Address line 2	
Address line 3	
Town/city	Ipstones
Country	

2. Applicant Details

Postcode	ST10 2LX
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Allen
Surname	Newby
Company name	PME Planning Services Ltd
Address line 1	Townend Waterfall
Address line 2	Waterhouses
Address line 3	
Town/city	Stoke-on-Trent
Country	United Kingdom
Postcode	ST10 3HZ
Primary number	01538308043
Secondary number	
Fax number	
Email	enquiries@pmeplanning.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Construction of Garden Room - Resubmission

Has the work already been started without planning permission? ( ) Yes (•) No

5. Materials

Does the proposed development require any materials to be used in the build? (•) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	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

5. Materials

Walls	
	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.

Roof	
Description of existing materials and finishes (optional):	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 natural slate.

Windows	
Description of existing materials and finishes (optional):	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 BisonTM 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 BisonTM casements.

Doors	
Description of existing materials and finishes (optional):	White uPVC.
Description of proposed materials and finishes:	The french doors will be cream uPVC.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The site is bounded by a combination of drystone walls and adjoining buildings.
Description of proposed materials and finishes:	As existing.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	There is no off-street parking. Residents use the shared parking area just to the south.
Description of proposed materials and finishes:	As existing.

Lighting	
Description of existing materials and finishes (optional):	External lighting is limited to a PIR carriage lamp by the front door.

5. Materials

Lighting	
Description of proposed materials and finishes:	External lighting will be limited to a single fitting mounted above the door. 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.

Other type of material (e.g. guttering) Rainwater Goods & SVP	
Description of existing materials and finishes (optional):	Rainwater goods comprise black half round gutters with round downpipes. 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 plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement: DAS2.pdf
Existing Block Plan: Ex Block-1-200 A3.pdf
Existing Plans & Elevations: Existing-1-50 A0.pdf
Casement Window Details: Bison Casement Details.pdf
Sash Window Details: Bison Sash Details (Compressed).pdf
Frame Section Details: GENESIS VS Profile Guide NEW.pdf
Heritage Statement: Heritage2.pdf
Site Location Plan: Location-1-1250 A3.pdf
Neighbour Consultation Letter: Neighbour Consultation.pdf
Proposed Block Plan: Pr Block Rev2-1-200 A3.pdf
Proposed Plans & Elevations: Proposed Rev2.1-1-50 A0.pdf

6. 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

7. 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

8. Parking

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

9. 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

10. 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	Mrs
First name	Gill
Surname	Bayliss
Reference	SMD/2018/0111

Date (Must be pre-application submission)

12/07/2018

Details of the pre-application advice received

I am happy for you to resubmit on the basis of your amended plans. I would ask, however, if you could reduce the door to a single glazed door so that it will sit more comfortably in the elevation.

11. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(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

12. Ownership Certificates and Agricultural Land Declaration

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

( ) The applicant
(•) The agent

Title	Mr
First name	Allen
Surname	Newby
Declaration date (DD/MM/YYYY)	13/07/2018

☑ 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 (cannot be pre-application)	13/07/2018