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	Pump House Cottage
Address line 1	Greatgate Road
Address line 2	
Address line 3	
Town/city	Winnothdale
Postcode	ST10 4HE

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

Easting (x)	405125
Northing (y)	340002

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Atherton
Company name	
Address line 1	Pump House Cottage
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	ST10 4HE
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

To erect a single story detached garage within the grounds of Pump House Cottage, forward of the wall forming the principal elevation of the dwelling house.

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):	
Description of proposed materials and finishes:	The dwarf walls to the detached garage would be made of London 33 brick. This is a red/brindle coloured, high quality facing brick (believed to be the Heather range - This to be confirmed by the builders merchant) The brick is lightly textured measuring 215 mm x 103 mm x 65 mm in size and best matches the brick used in the construction of the dwelling house at the property. A sample brick can be provided on request.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Marley Eternit roof tiles would be used. The tile type and colour would be the anthracite 'Plain Tile' (MA14038S) which are exactly the same tiles which were used to construct the roof of the dwelling house at the property. The idea being to match the roof of the detached garage to the roof of the dwelling house.

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Double garage doors to one of the bays. These doors would be constructed from wood to match the walls and general construction of the garage.

5. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	This detached garage would be of an oak framed construction with tannalised Spruce Pine cladding.

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Black upvc guttering would be used to match that used on the dwelling house at the property.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	There are no windows incorporated into the design of this garage.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	There is an existing tarmac driveway which would service the proposed garage.
Description of proposed materials and finishes:	There is an existing tarmac driveway which would service the proposed garage.

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Standard mains electric lighting would be fitted inside the garage

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

Please see attached the following documents;

a) Location Plan at a ratio of 1:1250, reference Dwg No: 7093-1

b) Block Plan at a ratio of 1:500 showing the site for the proposed garage and also showing the position of existing tree and hedges along the border, reference Dwg No: 7093-2

c) Plan 1A - Showing design of the garage (minus the garage doors, which would be fitted to the left hand bay, if looking at the garage from the front aspect) together with measurements.

d) Plan 2 - Showing a base plan of the garage, with the position of the dwarf walls highlighted, together with measurements.

e) Drawing 3 - Shows design types for dwarf wall (Standard Brick would be used in this instance)

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

There are hedges and brambles which adjoin our property and two adjacent fields, in the area of the site where the proposed garage would be built. These are trimmed and do not encroach on the proposed building site area. There is also a relatively young tree located amongst these hedges, set back in the corner of the plot. The tree and hedges are unremarkable and do not present signs that they are likely to fall. Their position is shown on the Block Plan reference Dwg No: 7093-2. As can be seen from this plan, there will be a service area all around the garage, which will allow sufficient space to trim the hedges as required.

6. Trees and Hedges

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

If Yes, please describe:

At present there is a driveway to the front of the dwelling house which provides comfortable parking for 3 cars with easy access to and from the grounds. The proposed garage would be positioned at the end of this driveway and would provide potential under cover parking for two vehicles. Vehicular access to the garage spaces from the driveway, will be reliant upon the driveway remaining clear of vehicles at the entrance point to the garage and so in this regard the number of comfortable parking spaces in total, allowing for this clear access, would remain the same.

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	Lisa
Surname	Howard
Reference	

Date (Must be pre-application submission)

18/07/2018

Details of the pre-application advice received

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 & Mrs
First name	
Surname	Atherton
Declaration date (DD/MM/YYYY)	12/08/2018

☑ 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)	12/08/2018