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	138
Suffix	
Property name	Lynton
Address line 1	Churnet Valley Road
Address line 2	
Address line 3	
Town/city	Kingsley Holt
Postcode	ST10 2BQ

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

Easting (x)	402207
Northing (y)	346731

Description

2. Applicant Details

Title	Mrs
First name	R
Surname	Parr
Company name	
Address line 1	Lynton, 138, Churnet Valley Road
Address line 2	
Address line 3	
Town/city	Kingsley Holt
Country	

2. Applicant Details

Postcode	ST10 2BQ
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	Andrew
Surname	Dukesell
Company name	DBD Architectural Consultancy Ltd
Address line 1	50 Broad Street
Address line 2	
Address line 3	
Town/city	Leek
Country	
Postcode	ST13 5NS
Primary number	01538383118
Secondary number	07773079559
Fax number	
Email	andrewd@dbdconsultants.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Single storey rear extension, raise bungalow roof, dormer roof conversion, porch to front & bay windows, with landscaping and drive widening

Has the work already been started without consent? ○ 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):	Red/brown facing brick

5. Materials

Walls	
Description of proposed materials and finishes:	Red/brown facing brick to match existing

Roof	
Description of existing materials and finishes (optional):	Plain clay tiles
Description of proposed materials and finishes:	Plain clay tiles to match existing

Windows	
Description of existing materials and finishes (optional):	White framed uPVC
Description of proposed materials and finishes:	Black/dark grey uPVC framed high efficiency double glazed windows

Doors	
Description of existing materials and finishes (optional):	White framed uPVC
Description of proposed materials and finishes:	Black/grey uPVC framed double glazed with multi-point locking high security, Composite secure by design front door

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

1838 138 Churnet Valley PL01E Site Plans A3 1-200
1838 138 Churnet Valley PL02 Existing elevations A3 1-100
1838 138 Churnet Valley PL03H Proposed elevations A2 1-100

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Driveway to be widened to allow better vehicle access, drop kerb to be moved to facilitate, 3.0m wide drive

8. Parking

Will the proposed works affect existing car parking arrangements? (•) Yes ( ) No

If Yes, please describe:

Front garden area to be landscaped to allow parking and turning on site for vehicles to exit using forward gears

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	Mr
First name	B
Surname	Haywood
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Previous scheme submitted and subsequently approved with consultation with the planning officers resulted in the roof of the original bungalow being raised to allow the rear extension to have a pitched roof, but the build cost has exceeded the construction budget by at least £50k. Proposed scheme has a lower roof to the main bungalow and flat roof to the rear dormer.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/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

It is an important principle of decision-making that the process is open and transparent. ( ) Yes (•) No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

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	Andrew

12. Ownership Certificates and Agricultural Land Declaration

Surname	Dukesell
Declaration date (DD/MM/YYYY)	22/02/2019

☑ 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)	22/02/2019