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

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) 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	46
Suffix	B
Property name	
Address line 1	Station Road
Address line 2	
Address line 3	
Town/city	Biddulph
Postcode	ST86BS

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

Easting (x)	388325
Northing (y)	358055

Description

First Floor Apartment

2. Applicant Details

Title	Mr
First name	Yasser
Surname	Heald
Company name	
Address line 1	46B, Station Road
Address line 2	
Address line 3	
Town/city	Biddulph

2. Applicant Details

Country	
Postcode	ST86BS
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	Stephen
Surname	Lomax
Company name	Design 21 Architecture ltd
Address line 1	1 Spark Terrace
Address line 2	Westend
Address line 3	
Town/city	Stoke-on-trent
Country	United Kingdom
Postcode	ST4 7QA
Primary number	07841774598
Secondary number	
Fax number	
Email	steve@design-21.co.uk

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of a first floor terrace spanning between two buildings to provide outdoor amenity space for flat 46B, including the installation of a access door and erection of a toughened glass screen.

Reference number

SMD/2018/0482

Date of decision (date must be pre-application submission)	30/10/2018

Please state the condition number(s) to which this application relates

Condition number(s)

2

4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 05/05/2017

Has the development been completed? ( ) Yes (●) No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

In the first instance it is felt that the provision of a screen to the balcony is not required as its use has impact on any other residents. However during the retrospective planning application the case officer considered that when in use the terrace could have a detrimental on the residents who occupy the dwelling beyond the rear boundary. Therefore during the planning application consultation period alternative screen options were presented to the case officer and it was considered that a solution in glass would be appropriate. Approval was therefore granted on this basis. The client then approached a number of specialists to develop the design and cost such. It was at this stage that the client discovered a glass solution would be unfeasible due to a number of issues;
Firstly in order to withstand possible wind loadings the glass would have to be toughed and very strong thus resulting in thick heavy glass. This inturn would result in additional structural steelwork to support such as the current existing timber beams would be unsuitable.
Secondly the structural glass units and resulting steelwork would be very expensive.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Reword the condition which relates to an alternative screening solution proposed under this application.

6. 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?

(●) The agent
( ) The applicant
( ) Other person

7. 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: Ben

Surname: Hurst

Reference:

Date (Must be pre-application submission)

11/04/2019

Details of the pre-application advice received

Submit and application proposing an alternative screening solution

8. 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

8. Ownership Certificates and Agricultural Land Declaration

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	Stephen
Surname	Lomax
Declaration date (DD/MM/YYYY)	17/04/2019

☑ Declaration made

9. 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)	17/04/2019