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	27
Suffix	
Property name	
Address line 1	High View Road
Address line 2	Endon
Address line 3	
Town/city	Stoke On Trent
Postcode	ST9 9HS

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

Easting (x)	392513
Northing (y)	353693

Description

2. Applicant Details

Title	Mr
First name	Dennis
Surname	Vincent
Company name	
Address line 1	27
Address line 2	High View Road
Address line 3	Endon
Town/city	Stoke On Trent
Country	

2. Applicant Details

Postcode	ST9 9HS
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:

Extension to the rear of the dwelling house for an orangery/ utility room and toilet.
Single storey extension to be extended out 1.2m from existing garage for utility room and toilet; and to be extended 4m from current dwelling house for orangery.
Overall height to eaves 2.7m; to top of parapet will be 2.9m.
Work includes knocking down garage to rebuild and taking down old conservatory that is in place.
Build will consist of bricks similar to that which were used on original house.
2.1metres in height by 4.7m wide bifold at the rear of the house- in the orangery room. Reflective glass used.
Back door leading into the garden from utility room. Height 2.1m Width- 900mm.
Window in toilet- 700mm in height, 400mm in width.
Roof will include glass lantern in orangery. Glass lantern size- 3.5m by 1.5m. Roof finish Black Felt.
Fireproof wall/ fireboard installed between utility room and garage. Fireproofing/ fireboard has been used on all steel work.
Building Inspectors used to assess quality of work completed.

Has the work already been started without consent? ◉ Yes ○ No

If Yes, please state when the development or work was started (date must be pre-application submission)	17/06/2019

Has the work already been completed without consent? ○ Yes ◉ No

5. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

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

Walls	
Description of existing materials and finishes (optional):	Red sand faced brick
Description of proposed materials and finishes:	Red sand faced brick

Roof	
Description of existing materials and finishes (optional):	Tiles; Marley Ludlow, on main house. Felt on garage roof.
Description of proposed materials and finishes:	Felt and glass lantern.

5. Materials

Windows	
Description of existing materials and finishes (optional):	PVC white windows.
Description of proposed materials and finishes:	PVC white window and door. Aluminium bi fold door (white).

Doors	
Description of existing materials and finishes (optional):	White PVC aluminium door. White wooden garage door.
Description of proposed materials and finishes:	White PVC back door. White Aluminium bi fold door.

Lighting	
Description of existing materials and finishes (optional):	Inside- LED light in the conservatory. Outside- None.
Description of proposed materials and finishes:	Inside- LED spotlights. Outside- two wall lights, security light.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	Black guttering
Description of proposed materials and finishes:	This will be replaced with the same materials.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Bushes surrounding sides of home.
Description of proposed materials and finishes:	Fence installed in front of bushes.

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

Drawing number 1317_A1_01

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?

○ 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	
First name	
Surname	
Reference	SMC/2019/00102

Date (Must be pre-application submission)

12/09/2019

Details of the pre-application advice received

Advised to put in planning permission retrospectively.

Email received from Julie Howard on the 16.9.219 outlining 'Part 1, Class A 1 (f) of the general development order 2015 (as amended) allows householders to extend with a single storey beyond the rear wall of the original dwelling house by no more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house. Under Part 1, Class A 1 (j) if the enlarged part of thee dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, the height of the eaves of the enlarged part should not exceed 3 metres.

I measured the depth of the extension at 3.96cm from the rear wall of the original dwelling house and the height of the eaves, which in this case is to the upper surface of the flat roof, excluding the parapet wall at 2.7m.

I have since noted that there is a garage attached to the property and you have confirmed the garage is attached to the side wall of the neighbouring dwelling house which technically makes the dwelling house a linked detached. you have since confirmed that the properties were sold as link detached and the garage forms part of the original dwelling house and the extension does not go beyond the side wall of the garage as it is set in by 4inches. Therefore the only dimension in question is the depth of the extension.

As the dwelling house is not detached the 3m rule applies and therefore planning permission is required.

As assessment is required to be made through the submission of a planning application which would take into consideration any impact neighbouring amenity and any impact on the character of the property through the design of the extension and the materials used to ensure proportionate development which is in keeping with the host dwelling. it is not known at this stage what the outcome of an application would be and there is a minimum 8 week turnaround for a planning application to be determined.

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

11. Authority Employee/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?

If yes, please provide details of their name, role, and how they are related:

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	Dennis
Surname	Vincent
Declaration date (DD/MM/YYYY)	20/09/2019

☑ 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)	20/09/2019