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	Kiplings Lodge
Address line 1	The Drive
Address line 2	
Address line 3	
Town/city	Rudyard
Postcode	ST13 8UX

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

Easting (x)	395313
Northing (y)	357839

Description

2. Applicant Details

Title	Mr & Mrs
First name	C
Surname	Higham
Company name	
Address line 1	Kiplings Lodge, The Drive
Address line 2	
Address line 3	
Town/city	Rudyard
Country	

2. Applicant Details

Postcode	ST13 8UX
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	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Construction of a new single garage, temporary garden room structure and other landscaping alterations.

Has the work already been started 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):	The main dwelling is constructed using an orange/red brick.

5. Materials

Walls	
Description of proposed materials and finishes:	The proposed garage will be constructed using an orange/red brick to match those on the existing dwelling.

Roof	
Description of existing materials and finishes (optional):	The main dwelling is constructed using a plain clay roof tile.
Description of proposed materials and finishes:	The proposed garage is to be constructed using a plain clay roof tile to match those on the existing dwelling.

Windows	
Description of existing materials and finishes (optional):	The main dwelling has white uPVC window and door units.
Description of proposed materials and finishes:	The proposed garage will have white uPVC window and door units to match those found on the existing dwelling.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	The existing driveway is finished with a compacted hard standing.
Description of proposed materials and finishes:	The proposal shows the driveway to be re-laid using a permeable block paving.

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

1953 Kiplings Lodge PL01B Site Plans 1-200 A2
1953 Kiplings Lodge PL02A Plans as Proposed 1-100 A4
1953 Kiplings Lodge DAS with Statement of Historic Significance
PLAN 21198P01 1-50 A3
ELEVATIONS 21198E01 1-50 A3

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:

1953 Kiplings Lodge PL01B Site Plans 1-200 A2

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:

1953 Kiplings Lodge PL01B Site Plans 1-200 A2

8. Parking

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

If Yes, please describe:

Garage added

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

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
Surname	Dukesell
Declaration date (DD/MM/YYYY)	31/10/2019

☑ 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)	31/10/2019