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	228
Suffix	
Property name	
Address line 1	Draycott Old Road
Address line 2	
Address line 3	
Town/city	Draycott
Postcode	ST11 9AH

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

Easting (x)	397450
Northing (y)	340490

Description

2. Applicant Details

Title	Mr
First name	C
Surname	SIMS
Company name	
Address line 1	228, Draycott Old Road
Address line 2	
Address line 3	
Town/city	Draycott
Country	

2. Applicant Details

Postcode	ST11 9AH
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	JON
Surname	BENNETT
Company name	KAD Architectural Design
Address line 1	52 Parkway
Address line 2	Trentham
Address line 3	Stoke On Trent
Town/city	Stoke On Trent
Country	United Kingdom
Postcode	ST4 8AG
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

SIDE EXTENSION WITH DORMER WINDOWS AND LOFT CONVERSION TO MAIN DWELLING

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

5. Materials

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

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

Walls	
Description of existing materials and finishes (optional):	FAIR FACED BRICKWORK
Description of proposed materials and finishes:	FAIR FACED BRICKWORK

5. Materials

Roof	
Description of existing materials and finishes (optional):	CONCRETE INTERLOCKING TILES
Description of proposed materials and finishes:	CONCRETE INTERLOCKING TILES & FELTED FLAT ROOF

Windows	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	UPVC

Doors	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	UPVC

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

228 Draycott Old Road ST11 9AH Existing Details A3 (07 08 2019)
228 Draycott Old Road ST11 9AH Location Plan A4 (AMENDED 25 11 2019)
228 Draycott Old Road ST11 9AH Prop Details 1 A1 (AMENDED 02 12 2019)
228 Draycott Old Road ST11 9AH Prop Details 2 A1 (AMENDED 02 12 2019)

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	

Date (Must be pre-application submission)

19/02/2020

Details of the pre-application advice received

EMAIL DATED 19TH FEB 2020

Jon

Okay volumetrically then, the proposal would add 52 %. I think given that it is only the volume of the side extension that also adds to the total footprint of the building (accountable for around 40% increase) whilst the other additions (around 12 or 13%) sit within the roof's plains without contributing to footprint increase and accounting for only a small part of the volume increase, there is a good chance of us, overall, accepting that the proposed additions would not amount to disproportionate enlargements.

Hope this helps.

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	Jon
Surname	Bennett
Declaration date (DD/MM/YYYY)	21/02/2020

☑ 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)	21/02/2020