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	Rock Cottage
Address line 1	Bagnall Road
Address line 2	
Address line 3	
Town/city	Bagnall
Postcode	ST9 9JY

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

Easting (x)	392899
Northing (y)	350236

Description

2. Applicant Details

Title	Mr & Mrs
First name	A
Surname	Lyttleton
Company name	
Address line 1	Rock Cottage, Bagnall Road
Address line 2	
Address line 3	
Town/city	Bagnall
Country	

2. Applicant Details

Postcode	ST9 9JY

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Bruce
Surname	Johnson
Company name	Smytheman Architectural
Address line 1	12 High Street
Address line 2	Tean
Address line 3	
Town/city	Stoke on Tren
Country	United Kingdom
Postcode	ST10 4DZ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Single Storey rear extension to form 'Sun Room' / Study

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):	Random rough faced Ashlar with dressed Quoin Stones
Description of proposed materials and finishes:	Random rough faced Ashlar to match

5. Materials

Roof	
Description of existing materials and finishes (optional):	Plain Clay Tiles with 30 degree pitch typically
Description of proposed materials and finishes:	Marley Hawkins Staffordshire Blue Plain Clay tile with 30 degree pitch

Windows	
Description of existing materials and finishes (optional):	Modern timber framed Double Glazed Unit in 'Pea Green Colour'
Description of proposed materials and finishes:	To match for smaller windows. Main A-Frame window to feature Oak Frame with double glazing in natural Oak golden colour.

Doors	
Description of existing materials and finishes (optional):	Modern timber framed Double Glazed doors in 'Pea Green' colour.
Description of proposed materials and finishes:	Doors to proposal to be Oak frame style in natural colour. To be double glazed set back with a minimum 50mm reveal.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Dry stone rubble wall with stepping height to rear. Farm style open fences elsewhere
Description of proposed materials and finishes:	No changes proposed.

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

Please see Existing Architectural Plans 0201 and Proposal on 0202

For Visualisations (recommended during Pre-App advice) see Existing 0001 and Proposed 0002

For Volume Calculations, Historic Mapping and Planning Policy please read: Planning Statement

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	Ms
First name	
Surname	
Reference	

Date (Must be pre-application submission)

28/10/2020

Details of the pre-application advice received

Jane Curley suggested that as the proposals are located in the greenbelt the focus would be on the volume increase of the proposal.

The original footprint of the dwelling was discussed and this is something that is key to the volume increases, this will be explored in the Planning Statement.

The similarities between a previous approval was acknowledged and the new version represents a minor increase in size over something that was acceptable in principle.

Jane Curley raised the potential roofing of the proposals as a 'Design' issue if not carried out in a sensitive manner. Smytheman Architectural provided design assurances and suggested the preparation of 3D visualisations to demonstrate that this can be done successfully.

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

12. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	BRUCE
Surname	JOHNSON
Declaration date (DD/MM/YYYY)	12/11/2020

☑ 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)	12/11/2020