

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bird Grove Farm

Address Line 1

Sandon Road

Address Line 2

Sharpley Heath

Address Line 3

Staffordshire

Town/city

Stone

Postcode

ST15 8SL

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

Easting (x)

395991

Northing (y)

336223

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Gellatly

Company Name

Address

Address line 1

Bird Grove Farm Sandon Road

Address line 2

Sharpley Heath

Address line 3

Staffordshire

Town/City

Stone

Country

Postcode

ST15 8SL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

THE ERECTION OF A SINGLE STOREY EXTENSION FOLLOWING THE DEMOLITION OF EXISTING PANTRY, CONSERVATORY AND STORE

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)

10/11/2021

Has the work already been completed without consent?

- ☐ Yes
☒ No

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)

Type: Walls Existing materials and finishes: Red Bricks Proposed materials and finishes: Coloured render
Type: Roof Existing materials and finishes: Tiles Proposed materials and finishes: Tiles

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

PLANNING, DESIGN AND ACCESS STATEMENT Bird Grove April 2022

101352 - Gellatly - 001 - PL - 03 - R0 - Plans and Elevations as Existing - Bungalow Extension

101352 - Gellatly - 001 - PL - 04 - R0 - Plans and Elevations as Proposed - Bungalow Extension

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

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

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Bird Grove Farm, Hilderstone - Ref SMC/2022/00210

Date (must be pre-application submission)

12/04/2022

Details of the pre-application advice received

Good afternoon Phil,

I refer to the email trail below.

I've now had the chance to discuss this matter with Jane Colley, Principal Planning and Enforcement Officer for Staffs Moorlands District Council. Ms Colley has determined that the extension requires planning permission because the GPDO sets out the measurement of a permitted extension when you build out from the original. In this case, part of the original was demolished and the extension in this case is not being built out from the original.

For the above reasons, I request that, within 42 days of this email, your client submits for consideration a retrospective planning application, together with the appropriate plans and fee for the retention of the extension.

Please acknowledge receipt of this email and confirm your client's intentions within 7 days of receipt.

Yours sincerely

Andy Thomas
Compliance and Monitoring Officer

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.

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?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

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 and Mrs

First Name

Surname

Gellatly

Declaration Date

24/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Phil Plant

Date

26/04/2022