

From: [Hollins, Hannah](#)
To: [Planning \(SMDC\)](#)
Subject: FW: SMD/2022/0163- (request for further information) - Loreto Clewllows Bank Stockton Brook- Demolition of existing single storey side/rear extension and replacement two storey side / single storey rear extension
Date: 20 May 2022 08:21:38
Attachments: [image001.png](#)
[SMD2022 0163 - PROPOSED PLAN.pdf](#)
[SMD2022 0163 - LOCATION AND SITE PLAN.pdf](#)

From: Lunn, Tracey (E,I&S) <tracey.lunn@staffordshire.gov.uk>
Sent: 12 April 2022 15:54
To: Hollins, Hannah <Hannah.Hollins@highpeak.gov.uk>
Subject: SMD/2022/0163- (request for further information) - Loreto Clewllows Bank Stockton Brook- Demolition of existing single storey side/rear extension and replacement two storey side / single storey rear extension

Good afternoon, Hannah
I hope you are well.

The proposal is to demolish the existing single storey side (inclusive of the garage) and rear extension and replacement with a two-storey side and single storey rear extension. The current garage will be replaced by a store/utility and dining/kitchen with a master bedroom above, it is also proposed to repurpose the current 3rd bedroom into a study, however given the proposed study's dimensions and its previous use as a bedroom the study could be returned to a bedroom. This would increase the property footprint from 3 to 4 bedrooms. For the proposal to meet with SMDC Parking Standards for a 4-bedroom property parking for 3 vehicles is required.

The attached location and site plan shows the applicant is proposing to create a hardstanding within the front garden for 2 vehicles. It was noted at the site visit there is sufficient space to provide the required 3 off highway parking spaces (2.4m x 4.8m per space). The current access crossing (dropped kerbs) will be required to be widened to facilitate access to the new hardstanding.

Please can I request a plan showing the adjustment to the dropped kerbs – with dimensions and number of kerbs to be dropped (showing full dropped kerbs and trans kerbs) and details on the plan the materials to be used for the hardstanding?

I will then condition the plan in my Form X.

Thank you very much.

Have a good day.

Tracey



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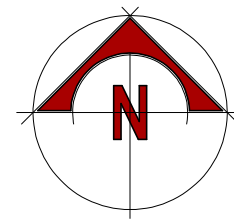
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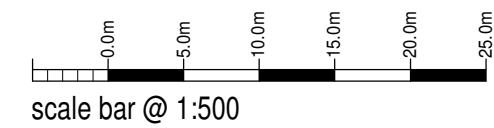
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LOCATION PLAN



BLOCK PLAN



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MR HOLDCROFT

Proposed extensions + alterations at
Loreto,
Clewtons Bank,
Stockton Brook,
Stoke-on-Trent,
ST9 9LN

Planning Proposal
Location and Block Plan

Date	Sheet	Scale
March 2022	A2	1:1250 + 1:500
Dwg No.	Rev.	Drawn
2021-2621-03	-	NAW



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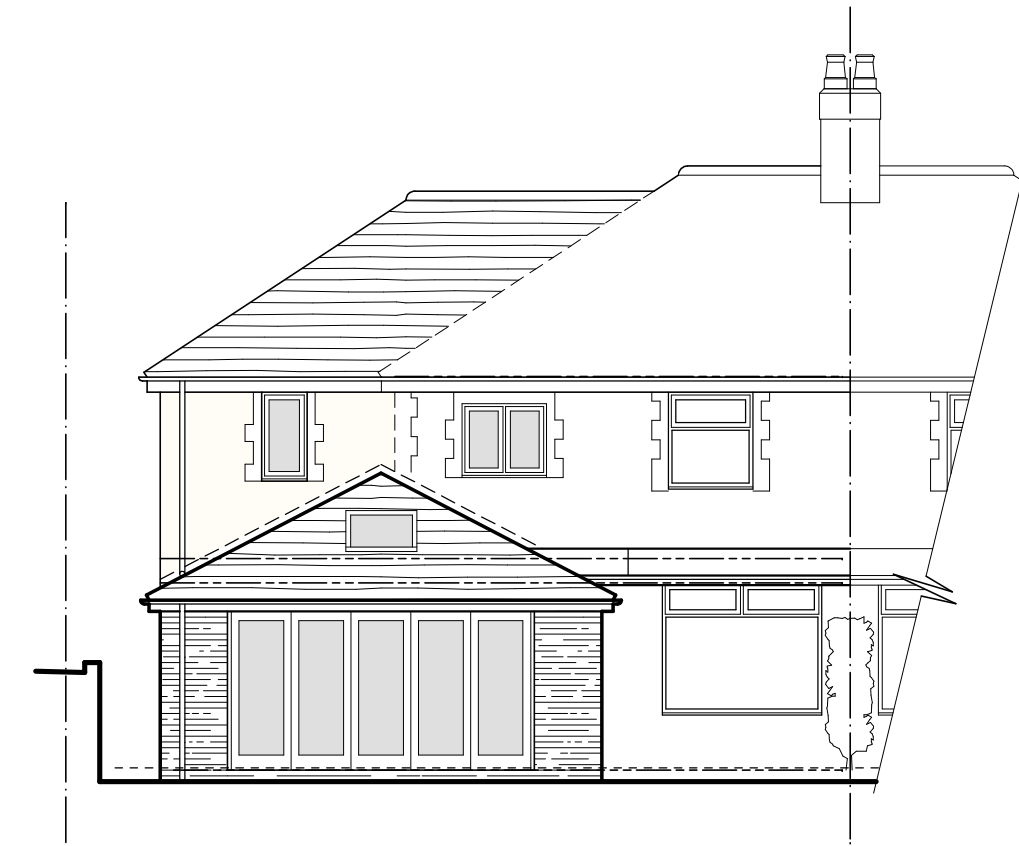
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WEST ELEVATION
(CLEWLOWS BANK)



SOUTH ELEVATION



EAST ELEVATION

PROPOSED WORKS

A number of alterations and extensions are proposed as part of reconfiguring / updating the dwelling, this include:

- Demolition of single storey garage and store room to side of dwelling. In its place a two storey side extension and single storey rear extension shall be erected.
The two storey extension shall help accommodate for a larger kitchen w/ pantry, utility / store (ground floor) and an extra 4th bedroom (first floor).
The single storey extension shall serve as the Kitchen / Dining area.

- 2 No parking spaces shall be allocated to the front of the property. A portion of the existing lawn area and borders shall be removed and replaced with tarmac, tied into the existing drive.

PROPOSED MATERIALS

Roof -
Plain clay roof tiles to match existing.

Roof window -
1180 x 940mm Velux rooflight (ref PK06)

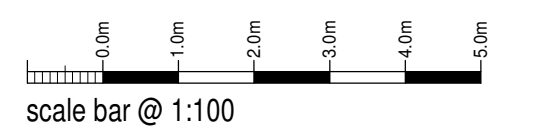
Eaves -
Black painted timber fascia and soffit board to match existing.

Rainwater goods -
Black upvc roundstyle gutters and downpipes with brackets and fittings to match existing.

Walls -
Facing brick outerskin with bricks and mortar to match existing in colour, size and texture. To South Elevation (two-storey) the wall shall feature a decorative 2 No course brickwork band. 2-coat textured waterproof render on higher portions of wall (shown as shaded areas), with a white finish to match existing.

Windows -
White Upvc casement style windows. Soldier course head on window to South Elevation.

Doors -
White Upvc personnel door to South Elevation and aluminium bi-fold doorset to East Elevation. Bi-fold doorset to be coated and finished in Anthracite Grey RAL 7016.
Soldier course head on door to South Elevation.



MR HOLDCROFT

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ST9 9LN

Planning Proposal Floor Plans + Elevations

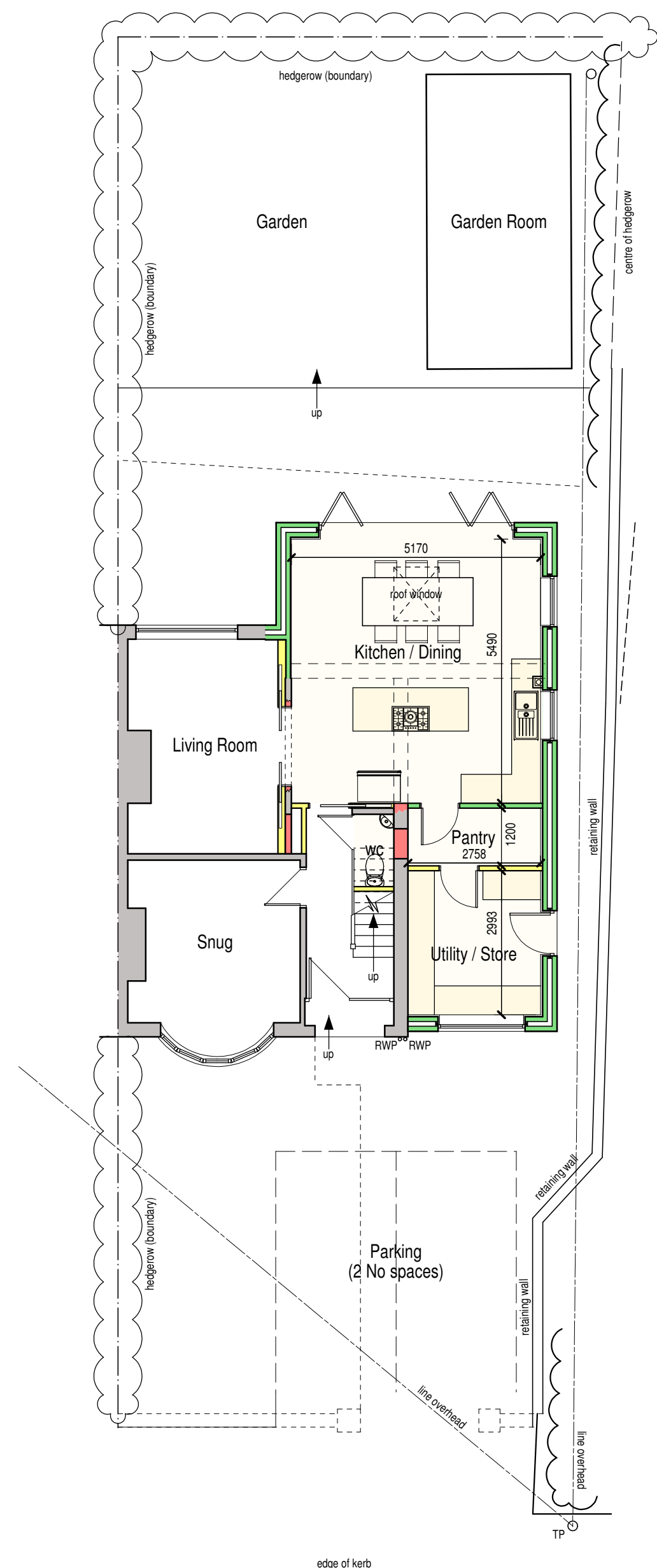
Date	Sheet	Scale
Sept 2021	A1	1:100
Draw No	Rev	Drawn
2021-2621-02	D	NAW

A - 13/08/2021 - SCHEME AMENDED FOLLOWING CLIENTS FEEDBACK
B - 25/02/2022 - SCHEME UPDATED FOLLOWING CLIENT FEEDBACK
C - 22/03/2022 - SCHEME UPDATED FOR PLANNING SUBMISSION
D - 28/03/2022 - SCHEME UPDATED FOR PLANNING SUBMISSION

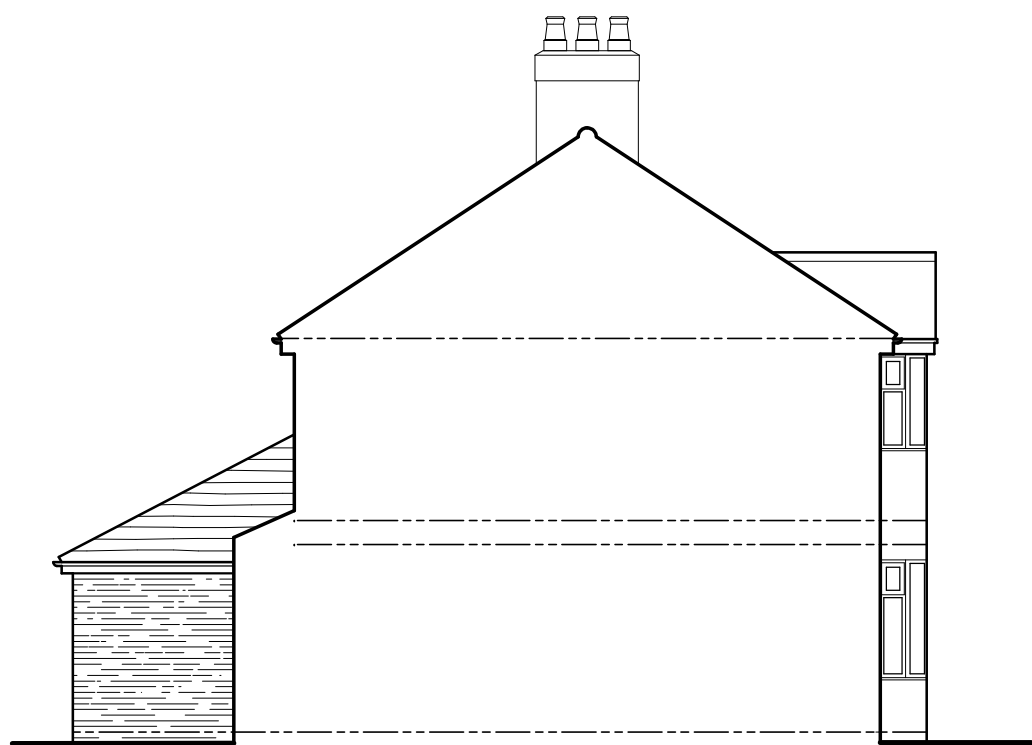


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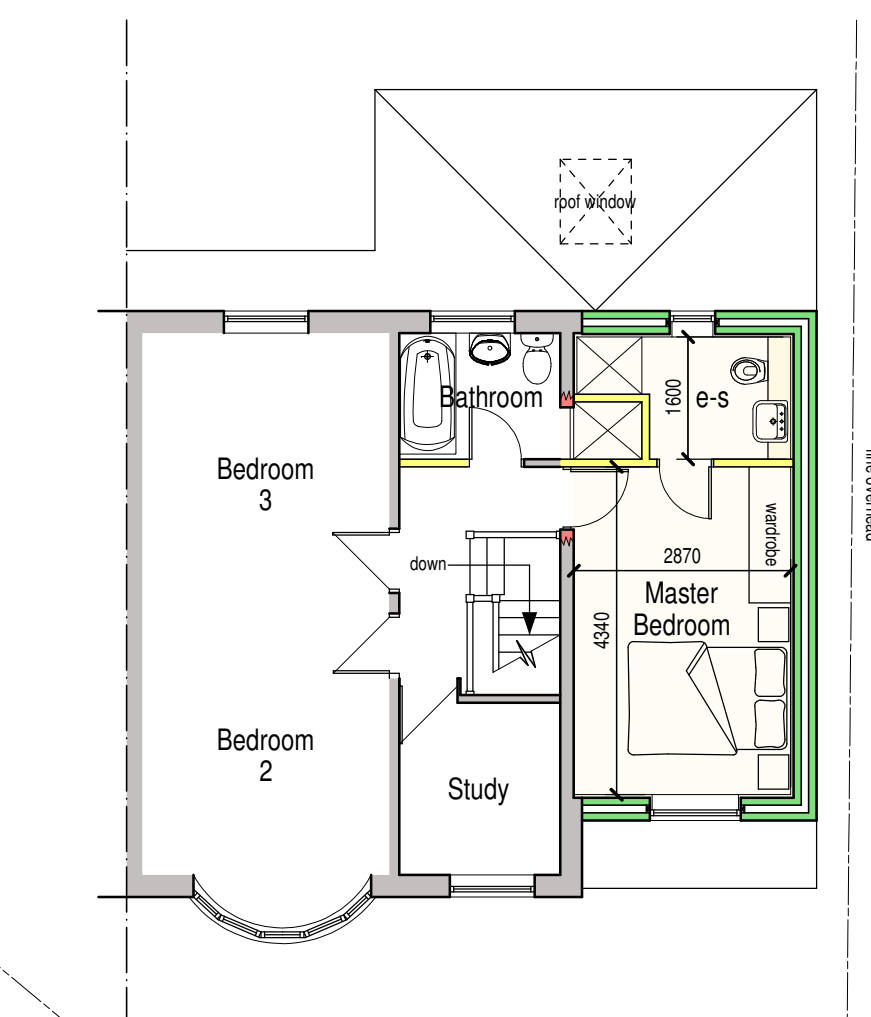
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GROUND FLOOR PLAN



NORTH ELEVATION



FIRST FLOOR PLAN