4th Jun 2022 Our Ref: IDS-2021-507

Planning Support Team
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Your Ref : PP- 11304812.

To Whom

Further to the full planning permission application submitted for Vale View, Hazelcross Road, Kingsley, ST10 2AX. Ref: SMD/2021/0567 which was refused we have amended the proposed extension to take onboard the planners views and concerns for this site.

This planning statement is to accompany the revised planning drawings listed for this application.

Summery/Proposal:

The proposal consists of.

A Two-Storey Front Porch & Rear Extension.

The new proposed two-storey front porch & rear extension will create a new playroom, larger kitchen/dining room on the ground floor and a new master bedroom suite & 4th bedroom on the first floor for the property.

The additional internal floor area created will be 40sqm on the ground floor and 40sqm on the first floor.

With the removal of the logger area of 22sqm the overall is an additional 58sqm in total.

Please refer to Ideal Design Solutions Proposed Drawings:-
VALE-VIEW-IDS-507-DR-A-05-10-001– Site Location Plan
VALE-VIEW-IDS-507-DR-A-05-10-002– Block Plan
VALE-VIEW-IDS-507-DR-A-05-10-003A– Proposed Block Plan
VALE-VIEW-IDS-507-DR-A-05-10-004A– Proposed Site Layout Plan
VALE-VIEW-IDS-507-DR-A-05-10-005– Existing Floor & Roof Plans
VALE-VIEW-IDS-507-DR-A-05-10-006D– Proposed Floor & Roof Plans

Site Planning History:

The site has no planning applications as far as we are aware.

Site & Surrounding Area:

The site is on Hazelcross Road, Kingsley, Staffordshire, ST10 2AX.

The area is in flood risk area 1 see attached Environmental Agency Report attached.

Scale:

Please refer to supporting documents and drawings showing proposed floor plans & elevations.

We believe the proposed scheme will have no deleterious effect on the building or its surroundings.

Landscaping:

The proposals make no alterations to the soft landscaped areas at the property and will remain untouched.

Minor alterations will be made to the hard landscaping at the front of the property with the removal of the old brickwork framed garage and driveway.
the intension is to replace most of the current hard landscaping to the front of the property with permeable block paved driveway with a large soft landscape area front and centre.

All boundaries remain as previously agreed.

Design:

The residential property is a typical two storey detached dwelling construction built in or around the 1950's and is set back from the road in a quiet road in the village.

The new front porch & rear extension to the property is to be a modern contemporary feel within the property but remain tradition brickwork walls all round and a contemporary glazed front porch to the property and a large feature aluminium framed window at the rear to take advantage of the unobscured countryside views.

The additional ground floor space of 40sqm will provide a larger family kitchen/dining/seating room, a larger utility room and a children's playroom. The additional first floor space of 40sqm will provide a new master bedroom suite containing a dressing room and en-suite and reconfigure the 3rd bedroom and add a 4th bedroom. The removal of the existing loggia area is proposed to enable the construction of the rear extension to the property this was approx. 22sqm so the total new footprint to the ground floor is only an additional 18sqm.

This will provide a complete family home for the owners who intend to settle here for the considerable future to raise their young and growing family.

The existing property is not within a Conservation Area or any area that has been designated by the borough council as requiring specialist design considerations. Due to the location & size of the proposed extension will not encroach on the facilities and or views currently enjoyed by the neighbouring properties to the east & west.

Social Context:

The social context for this proposal is that this is a small area on the edge of Kingsley surrounded by countryside there is no danger of causing loss of residential amenities to those living nearby. The property itself sits on a quiet street of mainly detached houses on the edge of the village.

Flood Risk Assessment:

As this site is within a flood risk 1 area on the Environment Agency's map this is not required.

Storm Water:

No alterations required and will remain as is.

Foul Water:

No alterations required and will remain as is.

Materials:

All proposed materials are shown on the drawings and highlighted below.

Roof Tiles: To match existing roof tiles - Smooth Grey.
Walls: New extensions to be brickwork to match existing.
Front porch Windows & Doors: Aluminium Framed Glazing – Anthracite colour TBC.
Rear Feature Windows: Aluminium Framed Glazing – Anthracite colour TBC.
Guttering & Downpipes to be: UPVC Black finish to match existing.

Access:

The proposals make no alterations to or loss of accessibility.

Regards

Simon Ward

Director

Flood map for planning

Your reference	Location (easting/northing)	Created
Vale View	**400755/347239**	**9 Aug 2021 15:57**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

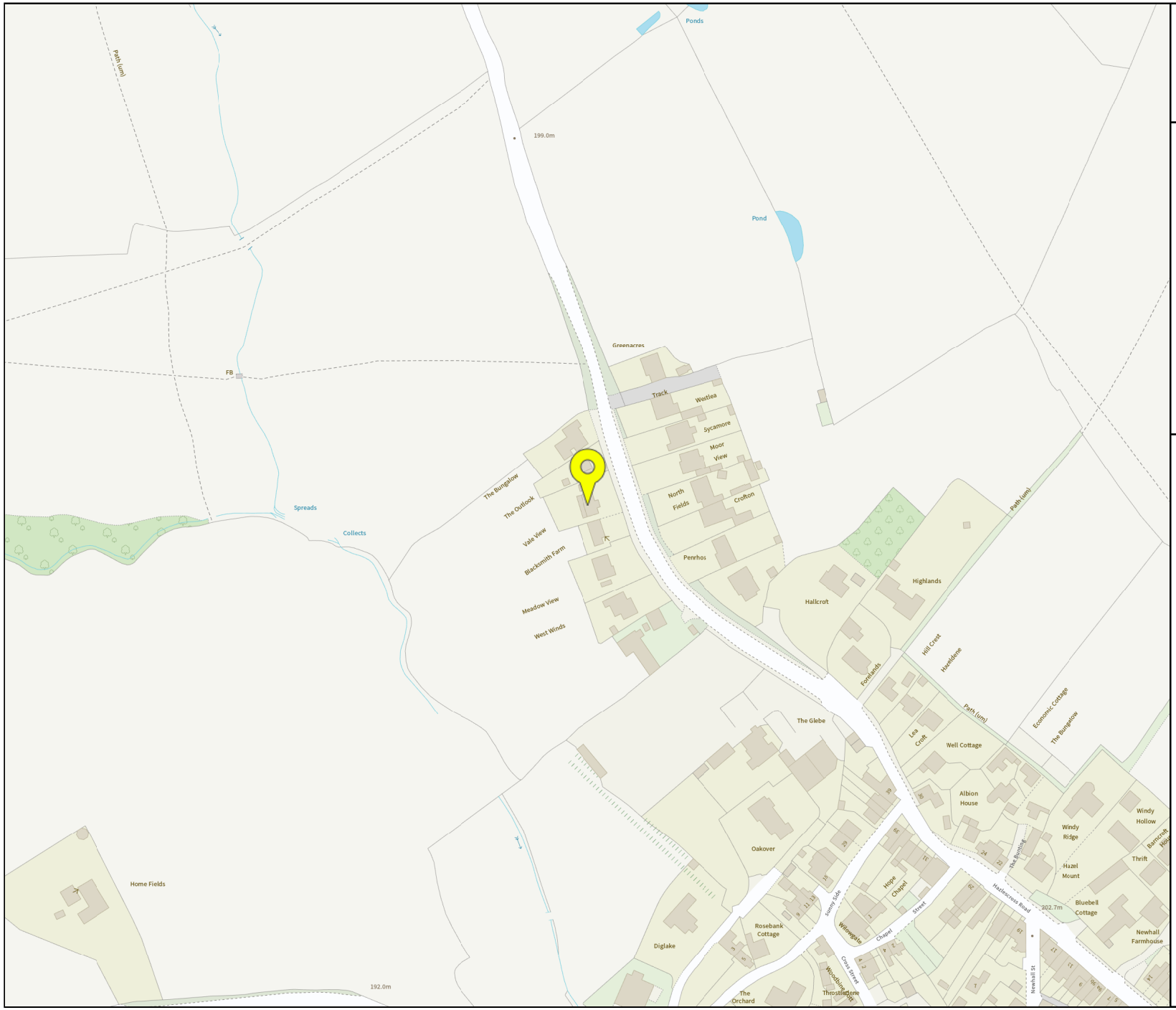
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
Vale View

Location (easting/northing)
400755/347239

Scale
1:2500

Created
9 Aug 2021 15:57

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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