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 (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

6 Stoney Gate

Address Line 1

Uttoxeter Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Lower Tean

Postcode

ST10 4PS

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

Easting (x)

401621

Northing (y)

338615

Description

This application comprises of Retrospective works and boundary treatments carried out by the applicant to the rear garden of the property. We also wish to obtain approval for the use of photovoltaic solar panels too the principal (south) elevation of the property - this is also highlighted within this application.

Applicant Details

Name/Company

Title

Mr

First name

Adrian

Surname

Cooper

Company Name

Address

Address line 1

6 Stoney Gate

Address line 2

Uttoxeter Road

Address line 3

Staffordshire

Town/City

Lower Tean

Country

United Kingdom

Postcode

ST10 4PS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

-

First name

-

Surname

Smytheman Architectural

Company Name

Smytheman Architectural

Address

Address line 1

12 High Street

Address line 2

Tean

Address line 3

Town/City

Stoke on Trent

Country

United Kingdom

Postcode

ST10 4DZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

The application comprises retrospective works previously done by the applicant at the rear of the property which include; new timber-framed gazebo and decking platform as identified on plans. The applicant also wishes to install Photovoltaic solar panels at the front of the property, which has also been identified within the attached documents.

Has the work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/05/2021

Has the work already been completed without consent?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] 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:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Existing timber fence panels.

Proposed materials and finishes:
New two-meter-high closeboard timber fence panels to match the existing.

Type:
Other

Other (please specify):
Gazebo

Existing materials and finishes:
N/A

Proposed materials and finishes:
New timber-framed gazebo comprising timber posts, framework, and felt roof shingles - Maximum ridge height is approx three meters high.

Type:
Roof

Existing materials and finishes:
Staffordshire Blue Plain clay roof tiles

Proposed materials and finishes:
To the existing roof, new Photovoltaic panels are to be installed on the principal (south) elevation to provide an approximate output of 4.5Kw as indicated on the attached documents.

Type:
Other

Other (please specify):
Timber Decking area

Existing materials and finishes:
Landscape areas to the rear of the property.

Proposed materials and finishes:
Timber decking area where indicated on the attached plans.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

AC22-SA-XX-ZZ-DR-A-0201 Retrospective Works and Proposed PV Solar Panels to the Principal Facade
AC22-SA-XX-XX-DR-A-0202 Site Block Plan as Proposed including Retrospective Works
AC222-SA-XX-XX-DR-A-0203 Location Plan as Existing including Retrospective Works

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

Staffordshire Moorlands Enforcement Officer

Date (must be pre-application submission)

27/06/2022

Details of the pre-application advice received

SMC/2022/00028 - The applicant was advised that they would require planning approval for the works carried out as all Permitted Development Rights had been removed from the previous application for this development.

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

-

First Name

-

Surname

Smytheman

Declaration Date

13/10/2022

☑ 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

- Smytheman Architectural

Date

13/10/2022