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

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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: 24

Suffix:

Property Name:

Address Line 1: Draycott Road

Address Line 2:

Address Line 3: Staffordshire

Town/city: Upper Tean

Postcode: ST10 4JF

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

Easting (x): 400623

Northing (y): 339685

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Bentley

Company Name

Address

Address line 1

24 Draycott Road

Address line 2

Address line 3

Town/City

Upper Tean

County

Staffordshire

Country

Postcode

ST10 4JF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Nigel

Surname

Forrester

Company Name

Building Design Services

Address

Address line 1

Ilett House Smithy Bank

Address line 2

Alton

Address line 3

Town/City

Stoke-on-Trent

County

Country

United Kingdom

Postcode

ST10 4AD

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

◯ Yes
⊘ No

Was the current building constructed between 1 July 1948 and 5 March 2018?

⊘ Yes
◯ No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

◯ Yes
⊘ No

Is any part of the land or site on which the building is located:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest

◯ Yes
⊘ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- [x] Yes
- [ ] No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:
• 3 metres; or
• the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- [ ] Yes
- [x] No

Would the proposed extended building's:
• height exceed 18m (as measured from ground level to the highest part of the roof); or
• roof be:
- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

- [ ] Yes
- [x] No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:
• the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
• if in a terrace, the highest part of the roof of any building in the row it is situated

- [ ] Yes
- [x] No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

- [ ] Yes
- [x] No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

- [x] Yes
- [ ] No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

- [x] Yes
- [ ] No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- [x] Yes
- [ ] No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:
• Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
• Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

- [ ] Yes
- [x] No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

The proposal is for the construction of an additional storey on top of an existing bungalow within the parameters of Class AA of the GPDO

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The proposed upwards extension is above the principal part of the existing bungalow only.
The proposed extension retains and conforms to the architectural style and detailing of the existing bungalow.
All materials will match the existing.
Please see accompanying plans and Planning Statement/Assessment.

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

5.5

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

8.1

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

The development will not have any adverse impact on air traffic or defence assets and it is not located in close proximity to any airfields or radar installations etc.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

The proposal will not impact on the amenity of any adjoining premises including overlooking, privacy, or loss of light - Please see accompanying plans and Planning Statement/Assessment.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these appliaction types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

The dwellinghouse is not sited within an area of Protected Vistas.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Declaration

I / We hereby apply for Prior Approval: Additional storeys on a dwellinghouse 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

Nigel Forrester

Date

03/01/2023