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

Primrose Hill

Address Line 1

Meerbrook Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Rushton Spencer

Postcode

SK11 0RD

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

Easting (x)

395091

Northing (y)

362038

Description

Applicant Details

Name/Company

Title

Dr

First name

Linda

Surname

Bishop

Company Name

Address

Address line 1

Primrose Hill Meerbrook Road

Address line 2

Address line 3

Town/City

Rushton Spencer

County

Staffordshire

Country

Postcode

SK11 0RD

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

Mr

First name

David

Surname

Bailey

Company Name

David Bailey Architect Ltd

Address

Address line 1

Gillow Fold Farm

Address line 2

26 Mow Lane

Address line 3

Gillow Heath

Town/City

Stoke-on-Trent

County

Country

United Kingdom

Postcode

ST8 6QQ

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

External building operations and alterations to existing garage and store, as part of conversion works to use the building as annexed self contained accommodation (to include bedroom, bathroom, kitchen and living room). The conversion will be used only by the existing household and their guests.The external building operations and alterations will include an open porch; replacing the garage doors with glazed doors; a stove flue and extract vent terminals.

Has the work already been started 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:
Doors

Existing materials and finishes:
Metal garage doors.

Proposed materials and finishes:
Replace garage doors with upvc glazed doors, coloured cream to match existing window frames.

Type:
Walls

Existing materials and finishes:
Existing walls are part stone, part render.

Proposed materials and finishes:
Retain all the existing stone and render and add timber posts / frame to the proposed open porch - natural timber colour.

Type:
Roof

Existing materials and finishes:
Existing roof tiles are concrete interlocking - to appear as small format plain tiles. Existing eaves are brown timber.

Proposed materials and finishes:
Proposed roof tiles to the open porch are to match existing roof tiles. Proposed brown timber eaves to match existing.

Type:
Other

Other (please specify):
Stove flue.

Existing materials and finishes:
n/a

Proposed materials and finishes:
Matt black stove flue.

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

◯ Yes
⊘ No

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

If Yes, please describe:

Parking is shown on drawing 8. The two existing garage spaces will be lost. However, there is ample existing parking outside the house and garage for conversion and all this will be retained. Only 5 parked cars have been shown on the proposed site plan, but there is space for more cars to be parking than this. The existing turning space will be retained and is shown on drawing 8.

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

Date (must be pre-application submission)

20/06/2023

Details of the pre-application advice received

During application SMD/2023/0213, Ben advised that the lawful development certificate would not be able to cover the building operations and alterations that affect the external appearance for the conversion to annexed self contained accommodation. He advised that we will need to submit a planning application for that work, hence this application.

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

First Name

David

Surname

Bailey

Declaration Date

13/07/2023

☑ 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

David Bailey

Date

13/07/2023