Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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: 126

Suffix:

Property Name: Ivy Cottage

Address Line 1: Ladderedge

Address Line 2:

Address Line 3: Staffordshire

Town/city: Leek

Postcode: ST13 7AQ

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

Easting (x): 396544

Northing (y): 354716

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

J

Surname

Donnan

Company Name

Address

Address line 1

126 Ivy Cottage Ladderedge

Address line 2

Address line 3

Town/City

Leek

County

Staffordshire

Country

Postcode

ST13 7AQ

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

Martin

Surname

Levie

Company Name

Harrison Wood Consultancy Ltd

Address

Address line 1

Unit 3, Studio 2

Address line 2

Silverdale Enterprise Centre

Address line 3

Kents Lane, Silverdale

Town/City

Newcastle-under-Lyme

County

Country

Postcode

ST5 6SR

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed Construction of Replacement Detached Dwelling House

Reference number

SMD/2022/0603

Date of decision (date must be pre-application submission)

24/01/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- [x] Yes
- [ ] No

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

20/03/2023

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Client has made changes to the design drawings and the construction building regarding the size and location of windows and doors; has added a single storey front entrance porch with a dual pitched tiled roof ; has increased the size of the rear single storey Ground Source Heating Equipment Store; and has raised the ground floor height additionally above the prevailing ground levels from those indicated on the original drawings. Client has undertaken the siting of the dwelling 1.2 metres further westwards from the intended original house siting location, but still within the boundaries of the previous house as demolished. Drawings have now been revised to suit these changes.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Client has made changes to the design drawings and the construction building regarding the size and location of windows and doors; has added a single storey front entrance porch with a dual pitched tiled roof ; has increased the size of the rear single storey Ground Source Heating Equipment Store; and has raised the ground floor height additionally above the prevailing ground levels from those indicated on the original drawings. Client has undertaken the siting of the dwelling 1.2 metres further westwards from the intended original house siting location, but still within the boundaries of the previous house as demolished. Drawings have now been revised to suit these changes.

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

SMD/2022/0603

Date (must be pre-application submission)

19/06/2023

Details of the pre-application advice received

The planning office have received complaints that the dwelling is not being built to the approved plans, so the planning enforcement office visited the site in June & discovered differences in the construction which did not match the approved plans.

At the stage of construction during our visit on the 2nd June our main concern was the height above the natural ground level, where the rear elevation ground floor of the house is nearly 1 metre above the ground outside & the front was under 30cm, plus difference in fenestrations of the ground floor. The approved plans show no differences in ground levels. Also, the front elevation has been reported to be further forward towards the Highway than was approved which will require a further visit by the planning enforcement office to measure from a fixed point to compare against the approved plans.

It is the conclusion of the principle planning enforcement officer that a revised planning application is required to reflect the differences from the approved plans to the dwelling as per our 2nd June visit.

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

Martin

Surname

Levie

Declaration Date

12/07/2023

☑ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition 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

Martin Levie

Date

12/07/2023