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: 2

Suffix:

Property Name:

Address Line 1: Mountside Gardens

Address Line 2:

Address Line 3: Staffordshire

Town/city: Leek

Postcode: ST13 6ND

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

Easting (x): 399678

Northing (y): 356876

Description:

Applicant Details

Name/Company

Title

First name

Surname

Mr T. & Mrs C. Burden

Company Name

Address

Address line 1

2 Mountside Gardens

Address line 2

Address line 3

Town/City

Leek

County

Staffordshire

Country

Postcode

ST13 6ND

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Philip

Surname

Plant

Company Name

P4architecture

Address

Address line 1

Lodge Hill

Address line 2

Wallbridge Drive

Address line 3

Town/City

Leek

County

Country

United Kingdom

Postcode

ST13 8NE

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Proposed Detached Garage and Conversion of Existing Integral Garage to Form Dining Area

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:
Walls

Existing materials and finishes:
Red/Brown Facing Brickwork

Proposed materials and finishes:
Red/Brown Facing Brickwork to Match Existing

Type:
Roof

Existing materials and finishes:
Brown Bold Roll Concrete Interlocking Roof Slate

Proposed materials and finishes:
Brown Bold Roll Concrete Interlocking Roof Slate to Match Existing

Type:
Windows

Existing materials and finishes:
Medium Brown Wood Grained UPVC Windows

Proposed materials and finishes:
Medium Brown Wood Grained UPVC Window to Match Existing

Type:
Doors

Existing materials and finishes:
Medium Brown Wood Grained UPVC Door and Frame

Proposed materials and finishes:
Medium Brown Wood Grained UPVC Door and Frame to Match Existing

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Laurel Hedge

Proposed materials and finishes:
Laurel Hedge as illustrated on the drawings

Type:
Vehicle access and hard standing

Existing materials and finishes:
Tarmac Driveway Forecourt

Proposed materials and finishes:
Tarmac Driveway Forecourt

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

TOBU/PP/01/001 Existing Layout Plan
TOBU/PP/01/002 Proposed Layout Plan
TOBU/PP/01/003 Proposed Detached Garage Details
TOBU/PP/01/004 Proposed Conversion Works of Existing Integral Garage to Dining Area

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?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

As illustrated on the Proposed Layout Plan Ref TOBU/PP/01/003

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

1m High Laurel Hedge to be removed and new Laurel Hedge planted as illustrated on the Proposed layout Plan Ref TOBU/PP/01/003

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Increased width of Vehicular Access Crossing (Dropped Kerb) See Drawing Ref TOBU/PP/01/003

Parking

Will the proposed works affect existing car parking arrangements?

- [x] Yes
- [ ] No

If Yes, please describe:

Section of existing Car Parking space to become Garage Space (Existing Garage is incapable of its use as a parking/garaging space) Slight increase in area of hardstanding to produce improved parking space. See Proposed Layout Plan Ref TOBU/PP/01/003

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

First Name

Surname

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

Reference

Planning Surgery discussions with Chris Johnston

Date (must be pre-application submission)

05/07/2023

Details of the pre-application advice received

Email received from Chris Johnston 6th July 2023.

Hi Phil

It is indeed an untidy path but as a neat hedge will be lost I think the garage should be pushed forward slightly and a green strip with low maintenance planting be formed to the back of the garage along the path (of at least 0.3 metres).

Regards
Chris

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

Philip

Surname

Plant

Declaration Date

14/07/2023

☑ 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

Philip Plant

Date

14/07/2023