



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Richard

Surname

Wheat

Company Name

Address

Address line 1

New Close Fields House Adderley

Address line 2

Address line 3

Town/City

Cheadle

County

Staffordshire

Country

Postcode

ST10 2NJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Side and front extension to existing detached dwelling

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:

facing brick, vertical clay tiles and vertical boarding

Proposed materials and finishes:

facing brickwork to match existing

Type:

Roof

Existing materials and finishes:

plain clay tiles

Proposed materials and finishes:

plain clay tiles to match existing

Type:

Windows

Existing materials and finishes:

white upvc

Proposed materials and finishes:

white upvc

Type:

Doors

Existing materials and finishes:

white upvc and steel panel (to kitchen area access)

Proposed materials and finishes:

grey upvc entrance door and glazed feature frame arrangement

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

hedging, post and wire fencing and stone walling

Proposed materials and finishes:

existing retained

Type:

Vehicle access and hard standing

Existing materials and finishes:

concrete and consolidated hardcore areas

Proposed materials and finishes:

existing retained

Type:

Lighting

Existing materials and finishes:

security domestic floodlights

Proposed materials and finishes:

existing lighting retained

Type:

Other

Other (please specify):

Rain water goods

Existing materials and finishes:

black upvc guttering and downpipes

Proposed materials and finishes:

to match existing

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

☒ Yes☐ No

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

Drawing numbers

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The latter amended proposal which you have submitted is definitely an improvement in terms of its design. The extension would now be set down from the height of the host dwelling, so it would have a subordinate relationship with the parent dwelling.

As you are already aware, the site is on greenbelt land. The Council have a duty to protect the openness of greenbelt land by restricting development unless it meets a special exception as mentioned in the National Planning Policy Framework.

One exception is “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

As long as the proposed extension combined with any existing extensions would not exceed much beyond 30% of the volume of the original dwelling, it should be ok. Any extensions built after 1948 would be counted as part of the 30%.

The volume of any previous extended areas would need to be added with the volume of the proposed extended area to establish whether it would be considerably over the 30% rule of thumb. If the total volume of any extended areas combined would substantially exceed the 30% rule of thumb, the Council would not be able to support the proposed extension.

Thus, provided that the extension would not conflict with greenbelt policy, we would now be happy to look towards supporting the application on design grounds based on the revised plan submitted.

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 & Mrs

First Name

Richard

Surname

Wheat

Declaration Date

22/01/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Stephen Dawes

Date

30/01/2024