



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; Listed
 Building Consent for alterations, extension or demolition of a listed building

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	
Suffix	
Property Name	The Workshop
Address Line 1	Harlech Drive
Address Line 2	
Address Line 3	Staffordshire
Town/city	Biddulph
Postcode	ST8 7AN

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

Easting (x)	Northing (y)
388469	356426

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

~~Beverley~~ P and G

Surname

~~Pole~~ Weaver

Company Name

~~bp Architecture Ltd~~

Address

Address line 1

The Workshop

Address line 2

Harlech Drive

Address line 3

Town/City

Knypersley

County

Staffordshire

Country

United Kingdom

Postcode

ST8 6AB 7AN

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

Ms

First name

Beverley

Surname

Poole

Company Name

bpArchitecture Ltd

Address

Address line 1

93 High Street

Address line 2

Address line 3

Town/City

Biddulph

County

Staffordshire

Country

United Kingdom

Postcode

ST8 6AB

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Existing Grade II listed dwelling:

Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor.

Extension: erection of a 17m2 GIA extension to provide additional living space and second bedroom.

Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office.

Adjustment of fence line to move garden area from the adjacent cottage to this dwelling.

Has the work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

1. Formation of an opening at ground floor to provide access to an existing WC and cloakroom.
 2. formation of a lightweight partition to the existing utility to separate this off from the cloakroom, to allow fridge freezer to be rotated by 90 degrees making the space more usable.
 3. First floor: Introduction of 2no conservation rooflights to the front elevation in line with those to the adjacent cottage.
 4. FF adjutment to location of bathroom partitions and door to increase size of bathroom, changing room from wetroom to fit a shower tray and shower screen with better headroom
 5. FF Form lightweight partition to separate bedroom changing single bedroom to become a second bedroom.
 6. FF lightweight partitions to form an ensuit toilet
 7. FF replacement and relocation of two old style steel rooflights with 2 new thermally broken conservation rooflights rotating these to light staircase and ensuite.
 8. Formation of a rear extension to provide additional living space and a new master bedroom, with a glazed link separating the extension from the Listed former Laundry.
- Outhouse: Although not listed. Stores are to be taken down saving bricks and roof tiles for reuse. Construction of a cavity walled outbuilding to provide a home office on the footprint of the existing stores, using existing bricks to re-skin the walls and tiling to the roof. Both our Clients currently work from home for part of the week.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Existing: Red Brick to Front Elevation with feature stone dressings to the windows and doorways - no alterations Rear elevation, coursed stone with stone dressings to the window and stone lintels to 2nd door openings.

Proposed materials and finishes:

Front elevation : No alterations Rear elevation: Door to be removed from the aperture to the existing lounge to provide access into the extension. Window opening at ground floor to be dropped to the floor level , stone reveals retained to provide access into the extended living space. Stone to be left fair faced facing the new living room. Opening to be formed at FF to provide access into the extension. PPC coated aluminium framed Glazed separating link element to be formed to separate the extension from the existing structure. Rear extension constructed in cavity construction, faced in coursed stone to match the existing stone to the rear elevation.

Type:

Roof covering

Existing materials and finishes:

Existing: Staffordshire Blue Plain Clay Tiles 2nd Conservation steel rooflights to the rear elevation

Proposed materials and finishes:

Proposed: Matching Staffordshire Blue Plain Clay Tiles to rear extension 2nd PPC coated aluminium thermally broken conservation rooflights introduced to front elevation in line with those to the adjacent cottage. 2nd existing rooflights to rear elevation replaced with PPC coated aluminium thermally broken rooflights to the rear elevation rotated into the new roof, colour to match the existing roof tiles anthracite grey.

Type:

Windows

Existing materials and finishes:

Existing: Single Glazed Timber Frame with Stone dressings to surrounds

Proposed materials and finishes:

Proposed double glazed window to extension gable end , three pane casement at ground floor single pane top hung casement at first floor Polyester Powder coated aluminium glazed link separating extension from existing building

Type:

External doors

Existing materials and finishes:

External Doors: Existing: Timber Casement doors to front elevation No alterations Existing: dummy casement door with stone lintel to WC - to remain Existing: Timber casement door to access garden with stone lintel

Proposed materials and finishes:

External Doors: Existing: Timber Casement doors to front elevation - No change Existing: dummy casement door to WC rear elevation - No change Existing garden door to rear elevation to be removed from the opening to form internal access opening to extension. Stone dressings to opening to be retained fair faced New PPC coated Aluminium doors to be formed in the new link to provide access to the garden within glazed separating element

Type:

Internal walls

Existing materials and finishes:

Existing stone walls shown shaded on plan are all Masonry with internal solid plaster finishes put in in 2005 conversion. Existing partition surround to the bathroom is a lightweight stud partition with plaster finishes.

Proposed materials and finishes:

New internal partitions to be lightweight partitions with plasterboard finishes Allowing these to be easily reversible

Type:

Internal doors

Existing materials and finishes:

Vertical boarded timber ledged and braced door to bathroom , kitchen and WC

Proposed materials and finishes:

Existing door to bathroom to be reused to enlarged room No change to kitchen and WC door New vertical boarded timber ledged and brace door to ensuite and master bedroom to match the style and appearance of the existing internal doors.

Type:

Rainwater goods

Existing materials and finishes:

Black UPVC half round gutters UPVC circular downpipes

Proposed materials and finishes:

No change to front elevation Black UPVC half round gutters UPVC circular downpipes to rear extension

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing 1.5m high timber close boarded fence to rear garden

Proposed materials and finishes:

Existing 1.5m high timber close boarded fence to rear garden to be moved over by 1.5 to 1.6m and straightened to the rear boundary, to move some of Chapel Cottages garden into that of the Workshop . See Heritage statement for calculation of existing and proposed area.

Type:

Lighting

Existing materials and finishes:

Existing wall mounted lantern light adjacent to door on front elevation. Existing wall mounted lantern light adjacent to rear door

Proposed materials and finishes:

No change to front elevation Existing wall mounted lantern light adjacent to rear door to be relocated adjacent to the new extension rear door .

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

23-053_Heritage Statement

23-053-BPA-A0-001_P2 - Site Location Plan

23-053-BPA-A0-002_P3 - Site Block Plans

23-053-BPA-A0-003_P3 - Existing Plans

23-053-BPA-A0-004_P2 - Existing Elevations

23-053-BPA-A0-005_P4 - Proposed Plans

23-053-BPA-A0-006_P2 - Proposed Elevations

23-053-BPA-A0-007_P2 - Sections

23-053-BPA-A0-010_P2 - Rooflight Details

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

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

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

Existing boundary hedge runs along the bondary between the garden and Denbeigh Close
Position is marked on the Site Block Plans . The hedge is at a higher level to the existing garden level and will be unaffected by the extension.
There is a raised planting bed running along this boundary whcih deals with the change in levels.

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

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Ms

First Name

Beverley

Surname

Poole

Declaration Date

04/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Beverley Poole

Date

04/06/2024