



25th October 2024

Our Ref: IDS-2024-Q540

Planning Support Team
Staffordshire Moorlands District Council
Planning Department,
Staffordshire Moorlands District Council,
Stockwell Street,
Leek,
ST13 6HQ

Your Ref: PP-13516423

To Whom

Further to the full planning application submitted for.
Ref: PP-13516423.

This planning statement is to accompany the planning drawings listed in this application.

Summery/Proposal:

The proposal consists of.

Replacement Brickwork Garage.

The proposal is to construct a single storey garage next to the existing property to create a more secure garage.

The existing timber framed garage building has an internal footprint of 13.66sqm.

The new brickwork garage building area is 6.5sqm giving a total internal footprint of 29sqm.

Please refer to Ideal Design Solutions Proposed Drawings: -

MILNER-IDS-Q540-DR-A-05-10-001 - Site Location Plan

MILNER-IDS-Q540-DR-A-05-10-002 - Existing Block Plan

MILNER-IDS-Q540-DR-A-05-10-003 - Proposed Block Plan

MILNER-IDS-Q540-DR-A-05-10-005 - Existing Floor Plan & Elevations

MILNER-IDS-Q540-DR-A-05-10-006 - Proposed Floor Plan & Elevations

MILNER-IDS-Q540-Planning Statement

Site Planning History:

The site has had only 1no. previous planning application as far as we are aware, for a small single storey side extension.

Site & Surrounding Area:

The site is on High Street in Dilhorne. This is on the main road through the village.
the majority of the houses along High Street in this area are detached bungalows and houses.

The area is in flood risk area 1 see attached Environmental Agency Report attached in Appendix I.

Scale:

Please refer to supporting documents and drawings showing proposed floor plans & elevations.

We believe the proposed scheme will have no deleterious effect on the building or its surroundings.

Landscaping:

The proposals make minor alterations to the hard landscaped areas to the side of the property, the soft landscaped areas will remain untouched. All boundaries remain as previously.

Design:

The residential property is a detached bungalow built in the 1960's and is set just off High Street the main road through the village which has comparable properties with a mixture of detached bungalows and houses.

The proposed new brickwork garage will be a much-needed addition to the bungalow to replace the old and deteriorating timber framed garage on the site currently.

It will create a more secure building to house the family car and create much needed safe storage.

Due to the location & size of the proposed extension this will not encroach on any neighbour facilities.

Social Context:

The social context for this proposal is that this is detached bungalow on High Street in Dilhorne surrounded by similar bungalows and houses on this road, there is no danger of causing loss of residential amenities to those living nearby.

Flood Risk Assessment:

As this site is within a flood risk 1 area on the Environment Agency's map this is not required.

Storm Water:

No alterations required and will remain as is.

Foul Water:

No alterations required and will remain as is.

Materials:

All proposed materials will match the existing and are listed in the planning application and stated on the associated drawings.

Access:

The proposals make no alterations to or loss of accessibility.

Regards



Simon Ward

Director

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
397520/343748

Created
26 Oct 2024 10:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
397520/343748

Scale
1:2500

Created
26 Oct 2024 10:35

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m