



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	Holmlea
Address Line 1	Ankors Lane
Address Line 2	
Address Line 3	Staffordshire
Town/city	Thorncliffe
Postcode	ST13 7LP

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

Easting (x)	Northing (y)
401319	358335

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Shenton

Company Name

Address

Address line 1

Holmlea Ankors Lane

Address line 2

Address line 3

Town/City

Thornccliffe

County

Staffordshire

Country

United Kingdom

Postcode

ST13 7LP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Additional 1st floor dormer bedroom and ensuite bathroom with window to the front of the property above existing kitchen and utility room. The proposal will convert existing loft space with a new gable to the front of the building with an opaque window for the ensuite bathroom and a side elevation to complete the dormer. The dormer will tie into the existing 1st floor on the other side. Of note there are already 3 windows on the 1st floor front elevation.

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:

Windows

Existing materials and finishes:

White UPVC windows which are to be replaced as they have broken down with age. Replacements will be Anthracite grey, not a planning requirement but for information.

Proposed materials and finishes:

New window will be Anthracite Grey UPVC to match replacement main building windows and the glass will be obscure glass

Type:

Roof

Existing materials and finishes:

Clay Tiles

Proposed materials and finishes:

The roof of the new Dormer will reuse existing roof tiles where possible with any new tiles to match the existing roof

Type:

Walls

Existing materials and finishes:

Brick and tile

Proposed materials and finishes:

The main structure of the walls will be timber insulated in line with the building regulations. The exterior walls will be clad with composite external cladding which is sympathetic to the existing materials in terms of tone and colours. The cladding is made from recycled wood fibres and HDPE. It will meet all fire regulations as prescribed by the building regulations. Examples of the material are shown in the supporting documents along with a sustainability assessment showing the EPD of the composite material verses other materials. The results are that the composite material has the lowest embedded carbon footprint over its lifetime. Along with the two aforementioned documents are also photos of other buildings within the direct neighbourhood who use fully or partially wood finishes to the exterior thus showing this type of wood effect composite cladding is in keeping with the local area.

Type:

Doors

Existing materials and finishes:

Wooden door

Proposed materials and finishes:

No new doors are required on the 1st floor

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt for 5 vehicles

Proposed materials and finishes:

The parking space will not be affected by the development.

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

14 documents are submitted.
doc 1 Side elevation context and parking arrangements.
doc 2 Elevation (Side) Proposed
doc 3 Elevation (Front) Proposed
doc 4 Elevation (Rear) Existing
doc 5 Elevation (Side) Existing
doc 6 Elevation (Front) Existing
doc 7 Front AI image proposed.png
doc 8 Front final proposed elevation.jpg
doc 9 AI generated image of final scheme of the front elevation.
doc 10 Planning statement applicant
doc 11 Parking Provision Details
doc 12 Side elevation context and parking arrangements.
doc 13 Range Cladding options.pdf
doc 14 Local buildings featuring cladding.pdf
doc 15 Sustainability.pdf

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

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

Certificates under Article 14 - Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)

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?

- Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED *****
House name: Holmlea
Number:
Suffix:
Address line 1: Ankors Laan
Address Line 2:
Town/City: Thorncliffe
Postcode: ST13 7LP
Date notice served (DD/MM/YYYY): 05/01/2026
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

David

Surname

Shenton

Declaration Date

05/01/2026

☒ 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

David Shenton

Date

01/02/2026

Amendments Summary

My ref: SMD/2026/0034, Correction to site and location plans and materials section completed