part one

FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE / 0 0 1 9 0 / FUL 13 FEB 2009 - 2 X 2

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FIVE copies of this form and FIVE copies of the plans are required.

1. APPLICANT	2. AGENT
Name: P.R. & J. LAWLEY	Name:
Address: MANOR HOUSE FARM, BAGNALL, STOKE ON TRENT	Address: /
Tel. No.: ST9 9JW 01782 504752	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.

MANOR HOUSE FARM, BAGNALL, STOKE ON TRENT ST9 9JW.

4. Description of proposed development.

ERECTION OF SINGLE STOREY PORCH.

Type of Application

5. (a) Is this a full application? (This includes a change of use)		YES/NO	
(b) Is this an outline application? (See Guidance Notes)		YES/NO	If **YES** tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) θ 2. Design θ 3. External Appearance θ 4. Means of Access θ 5. Landscaping θ
(c) Are you applying for approval of reserved matters following an outline permission?		YES/NO	If **YES** state reference and date of outline permission.
(d) Are you applying for temporary permission?		YES/NO	If **YES** state the length of period for which you are applying.
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?		YES/NO	If **YES** state reference and date of existing permission and relevant condition where appropriate.
6. State whether your proposal includes:-			
(a) New Buildings		YES/NO	
(b) Alterations or extensions to existing buildings		YES/NO	RESIDENTIAL
(c) Change of Use		YES/NO	
(d) Construction of new access to highway	Vehicular	YES/NO	
	Pedestrian	YES/NO	
(e) Alteration of existing access to highway	Vehicular	YES/NO	
	Pedestrian	YES/NO	
(f) Any operations not falling within the above categories.		YES/NO	

ite Particulars

. (a) Present use of land or buildings.	RESIDENTIAL.	
(b) If vacant, state the last use and the date it ceased.	–	
(c) What is the area of the application site? (metric only)	8.58 m^2	
are to be demolished?	YES/NO	If **YES** indicate on your submitted plans
have to be lopped, topped or felled?	YES/NO	If **YES** indicate on your submitted plans
way crossing the site?	YES/NO	If **YES** indicate on your submitted plans and show any proposed diversion

	YES/NO	If **YES** please ensure this is clearly identified on the submitted plans. If NO please refer to guidance notes
Existing Walls	STONE	
Proposed Walls	STONE	
Existing Roof	TILED	
	EC	
Other 0 *(please state)*		
Other 0 *(please state)*		
ades	–	

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that: 08/0[illegible]/[illegible] - SMD

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Signed ..... P. R. Lawley .....

*On behalf of ... P. R. & J. LAWLEY .....

Date ... 12.2.08 .....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * ~~None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.~~

or

- * I have/~~The applicant has~~/~~The appellant has~~* given the requisite notice to every person other than my/~~him/her~~* self who, on the day 21 days before the date of the application/~~appeal~~*, was a tenant of an agricultural holding on all or part of the land to which the application/~~appeal~~* relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed ... P. R. Lowley .....

*On behalf of P.R. & J. LAWLEY

Date ... 12.2.09 .....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

DESIGN AND ACCESS STATEMENT

MANOR HOUSE FARM, BAGNALL

1. INTRODUCTION

This statement has been prepared in accordance with the requirements of Section 327A of the Town and Country Planning Act 1990, based upon the principles outlined in the CABE document 'Design and Access Statements'.

2. SITE ANALYSIS

The proposed site forms part of the property known as Manor House Farm, Bagnall. Manor House Farm is a dairy farm, however this application relates to the farmhouse.

The surrounding area is agricultural with residential properties nearby.

3. DESIGN PRINCIPLES

The proposal is for a pitched porch adjacent to the back door. The porch will be 3.30m x 1.60m. The scale, design and materials of the proposed porch have attempted to match the construction of the existing farmhouse and reduce the visual impact of the building.

Where possible, sustainable materials will be used.

4. ACCESS STATEMENT

There will be no need for vehicular access to the site. Pedestrian access will be from the existing yard. There is no requirement for additional car parking.

5. DEVELOPMENT PROPOSAL

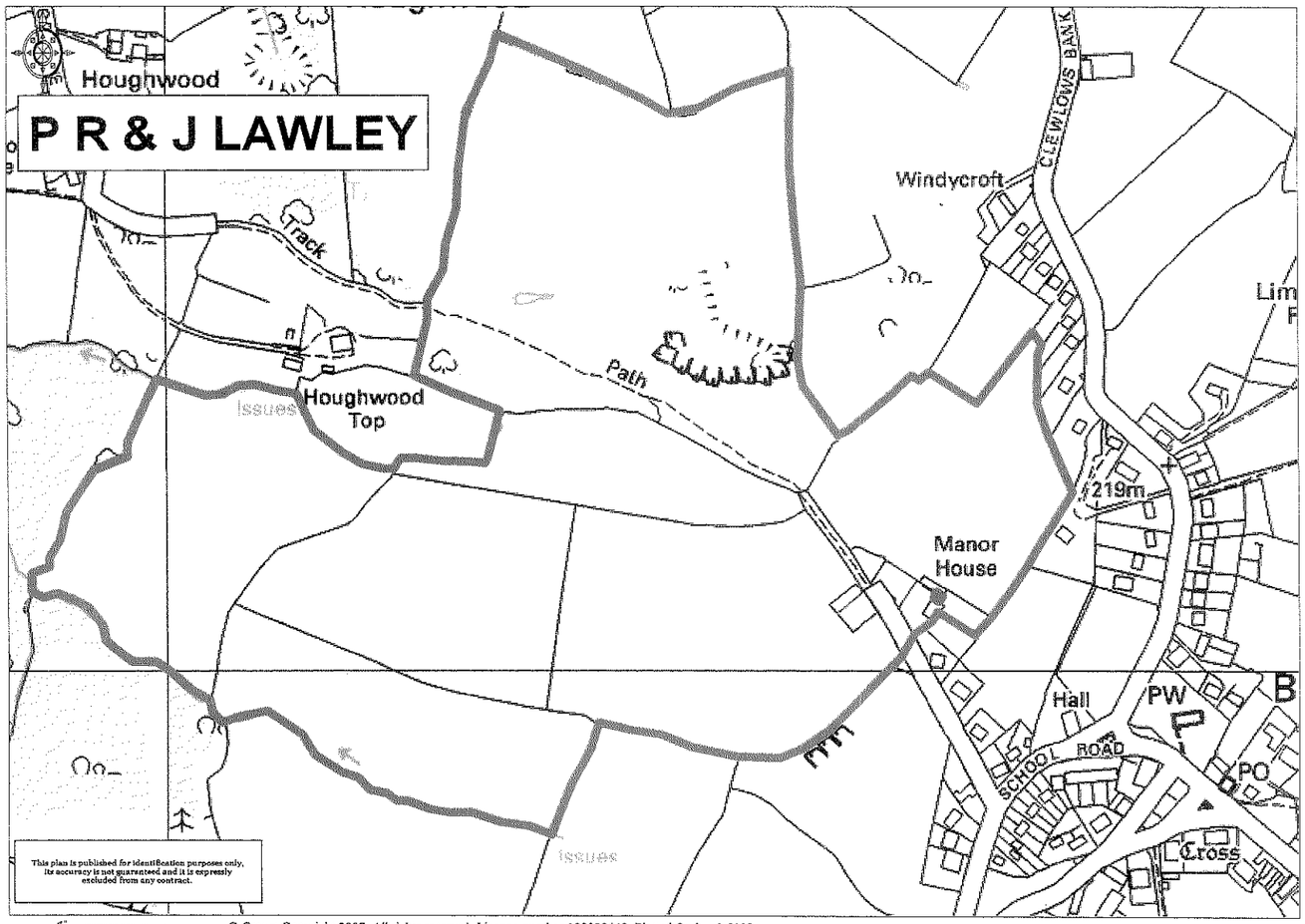
The proposed porch is needed to improve the warmth within the kitchen, reduce the dirt coming in and provide internal toilet

facilities as at present the only one within the farmhouse is on the first floor.

There is a toilet outside, but during winter months this is not practical to use, particularly in the evenings.



07/11/2007



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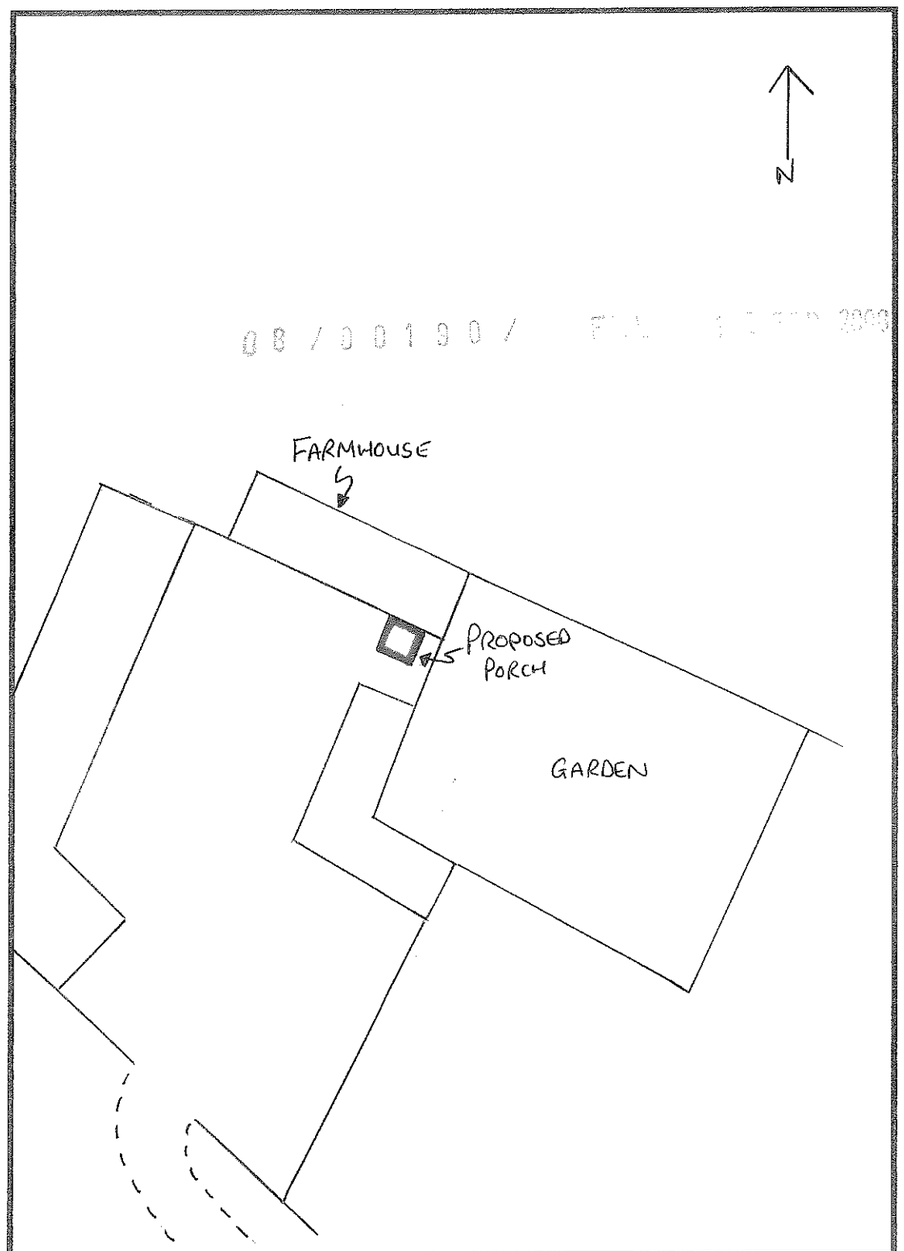
Ordnance Survey

08/00190/ FUL 15 JAN 2008 - 2 MD



BLOCK PLAN

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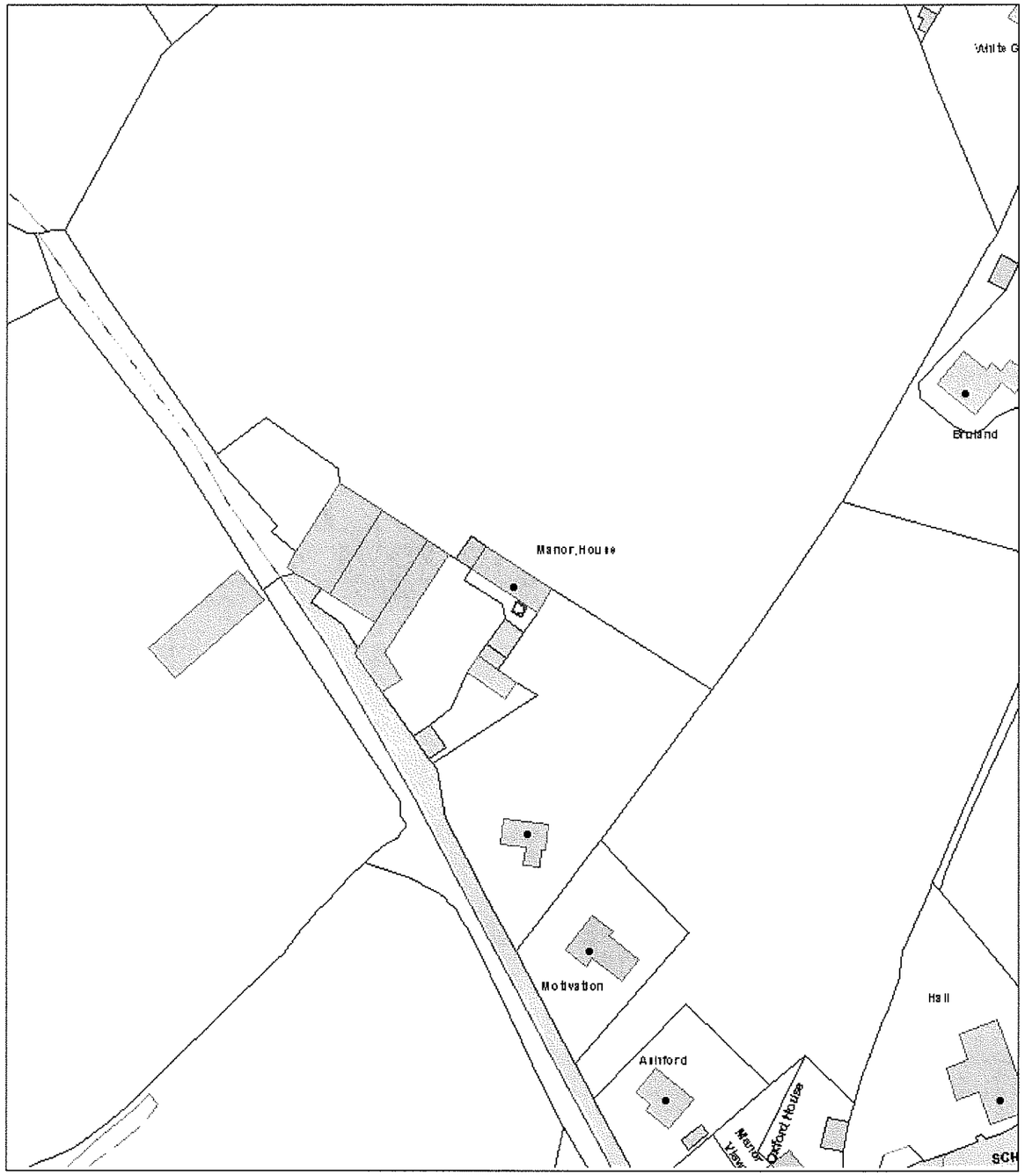
Reference:	08/00190/FUL BAGNAL



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Organisation	SMDC
Department	Planning
Description	

P R & J LAWLEY

Houghwood

Track

Houghwood Top

Path

Windycroft

CLEMLOWS BANK

219m

Manor House

Hall

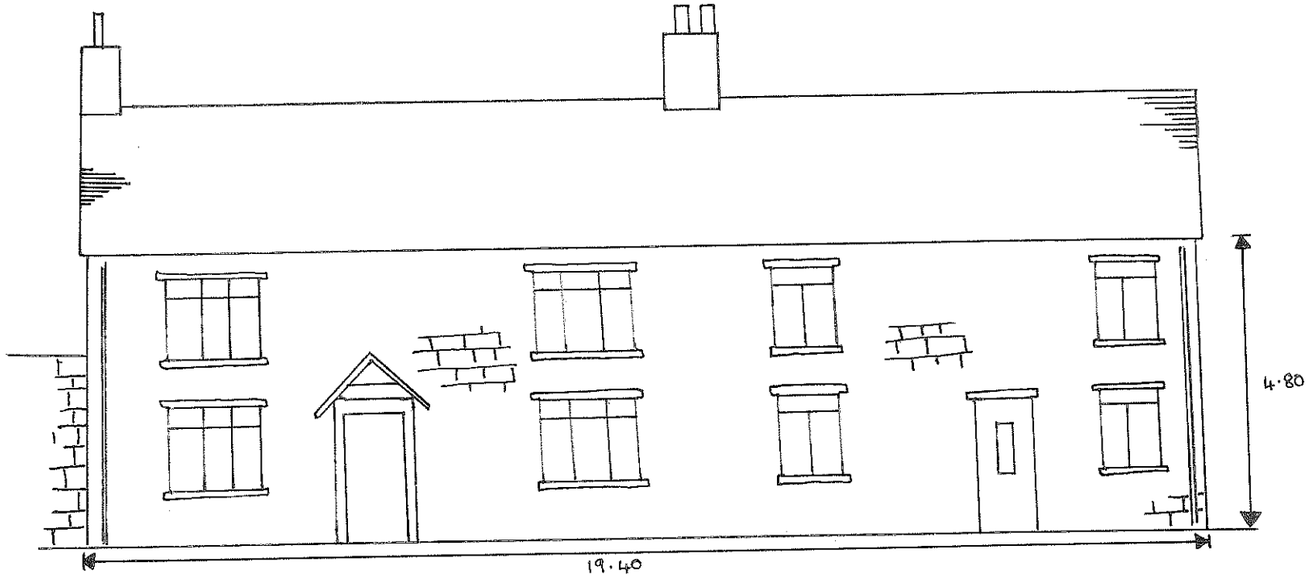
PW

SCHOOL ROAD

N

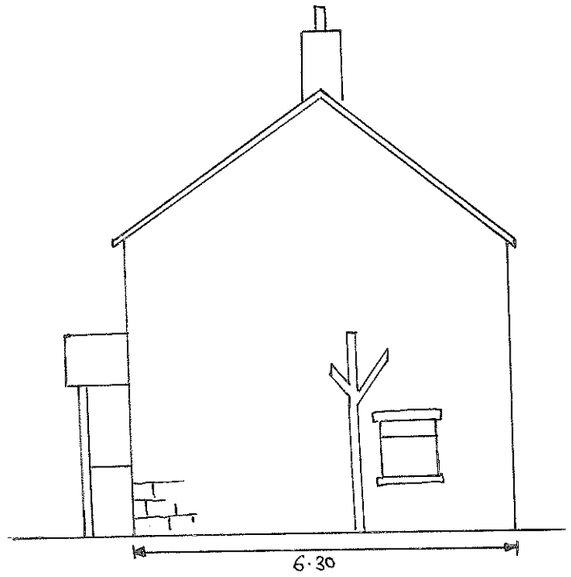
SCALE 1:2500

EXISTING.

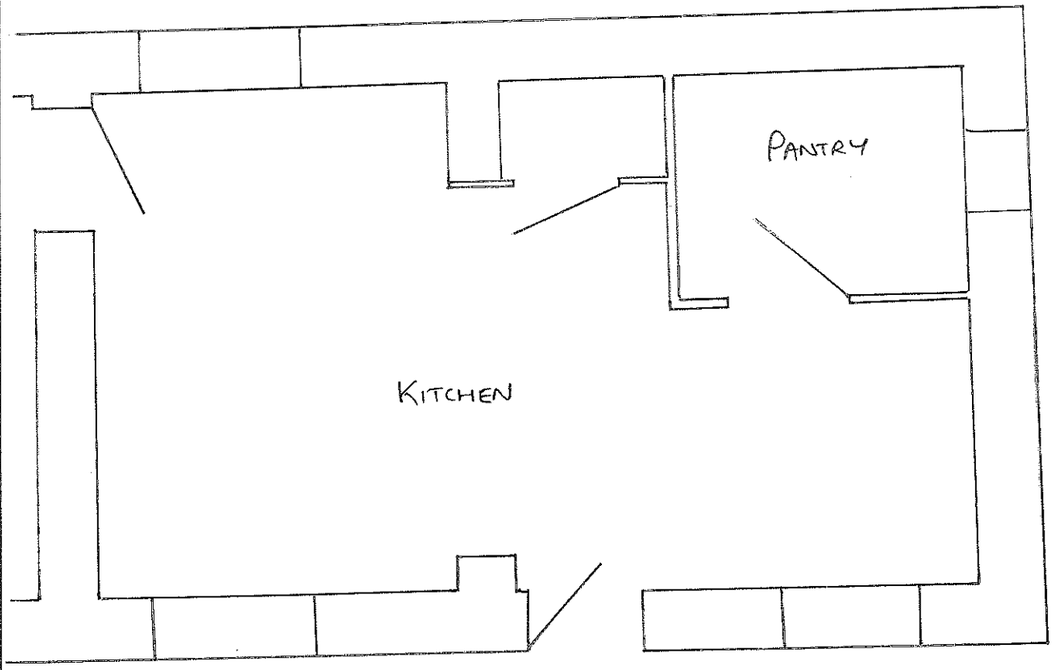


FRONT (SOUTH) ELEVATION

1:100



SIDE (EAST) ELEVATION



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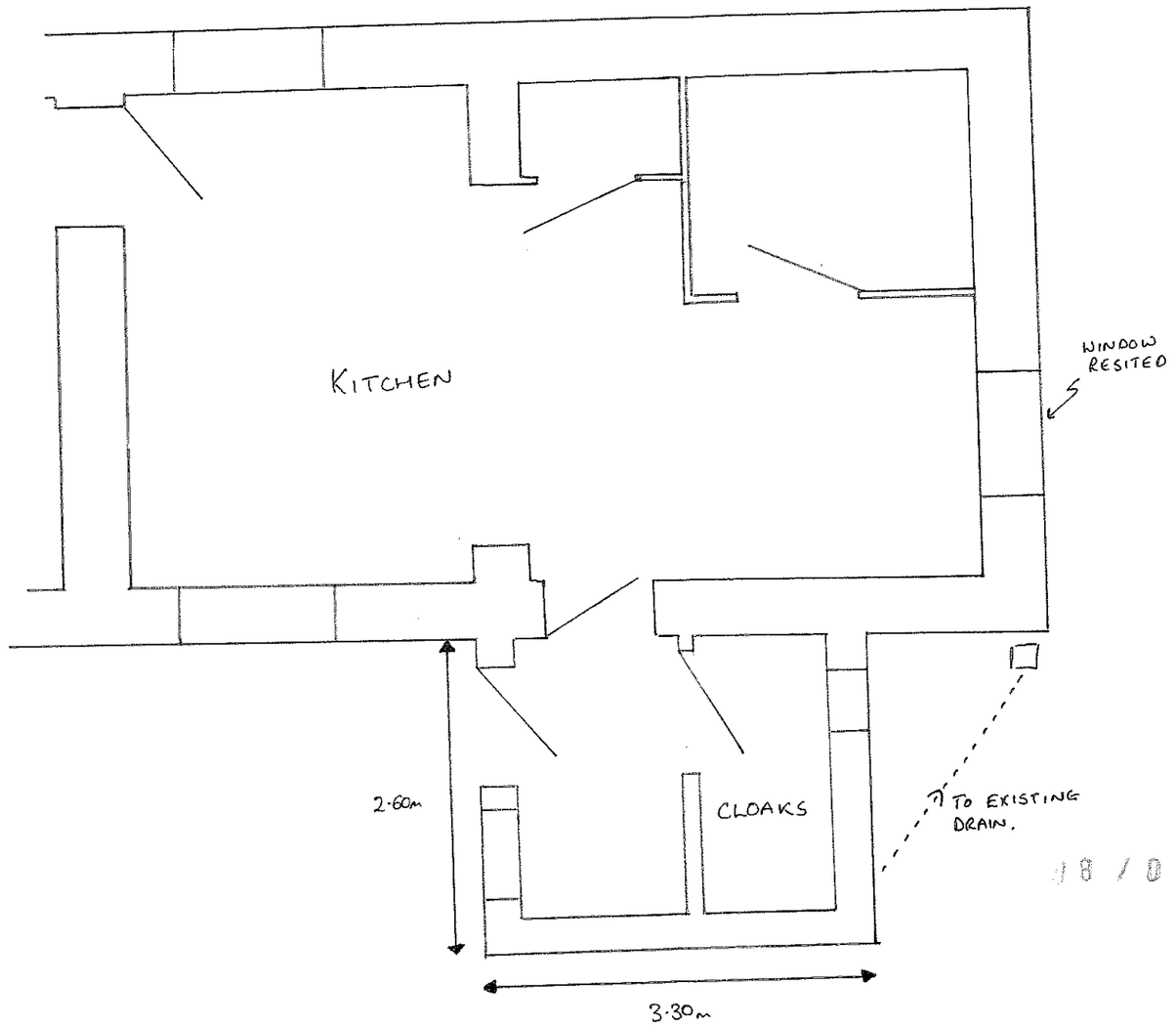
P R & J LAWLEY
MANOR HOUSE FARM
BAGNALL ST9 9JW

Proposed Porch

OCTOBER 2007 Rev A

PROPOSED



NOTES.

1. INSULATED BLOCK CLAD WITH STONE TO MATCH EXISTING.
2. TILED ROOF TO MATCH EXISTING.
3. UPVC DOUBLE GLAZED WINDOWS TO MATCH EXISTING.
4. DRAINAGE ON SITE.

08/00190/ 2008 - SMD

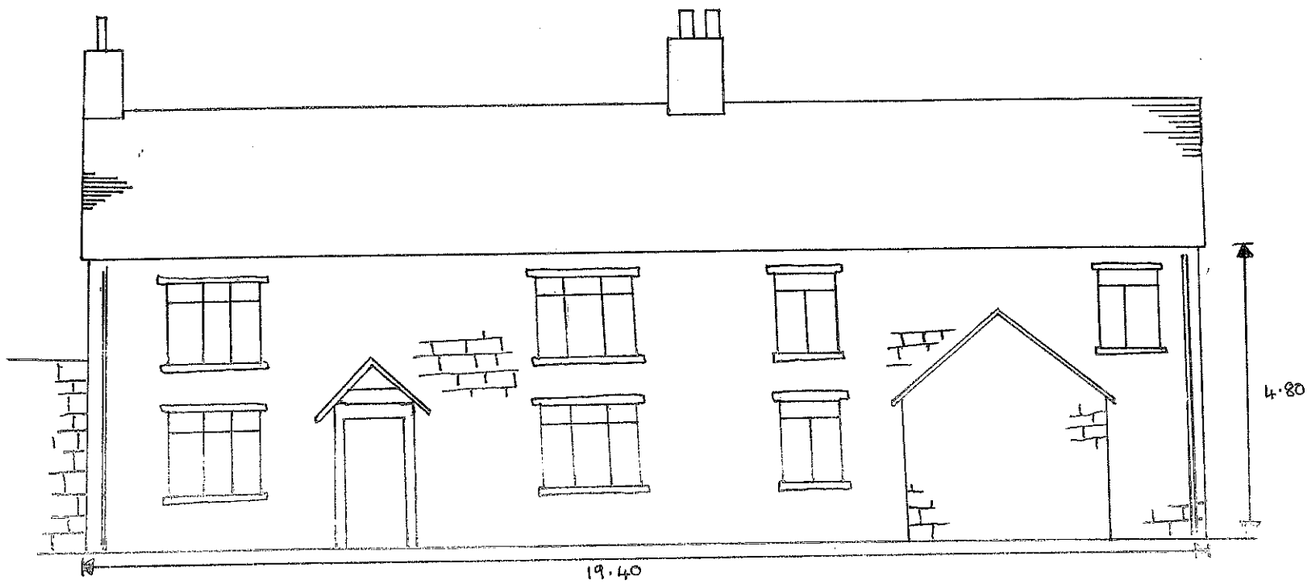
1:50

P R & J LAWLEY
MANOR HOUSE FARM
BAGNALL ST9 9JW

Proposed Porch

OCTOBER 2007 Rev A

PROPOSED.



FRONT ELEVATION

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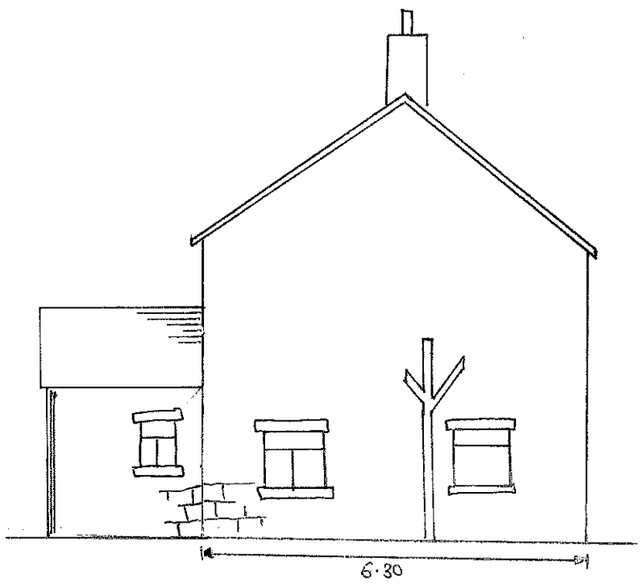
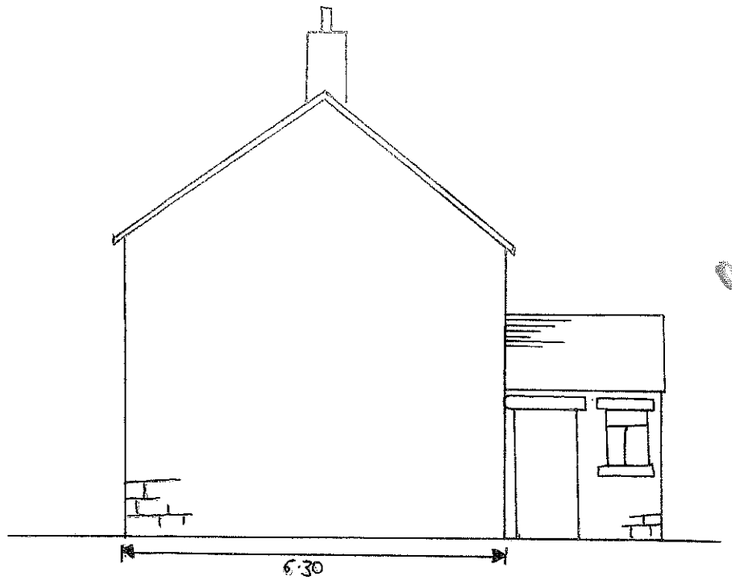


EAST ELEVATION



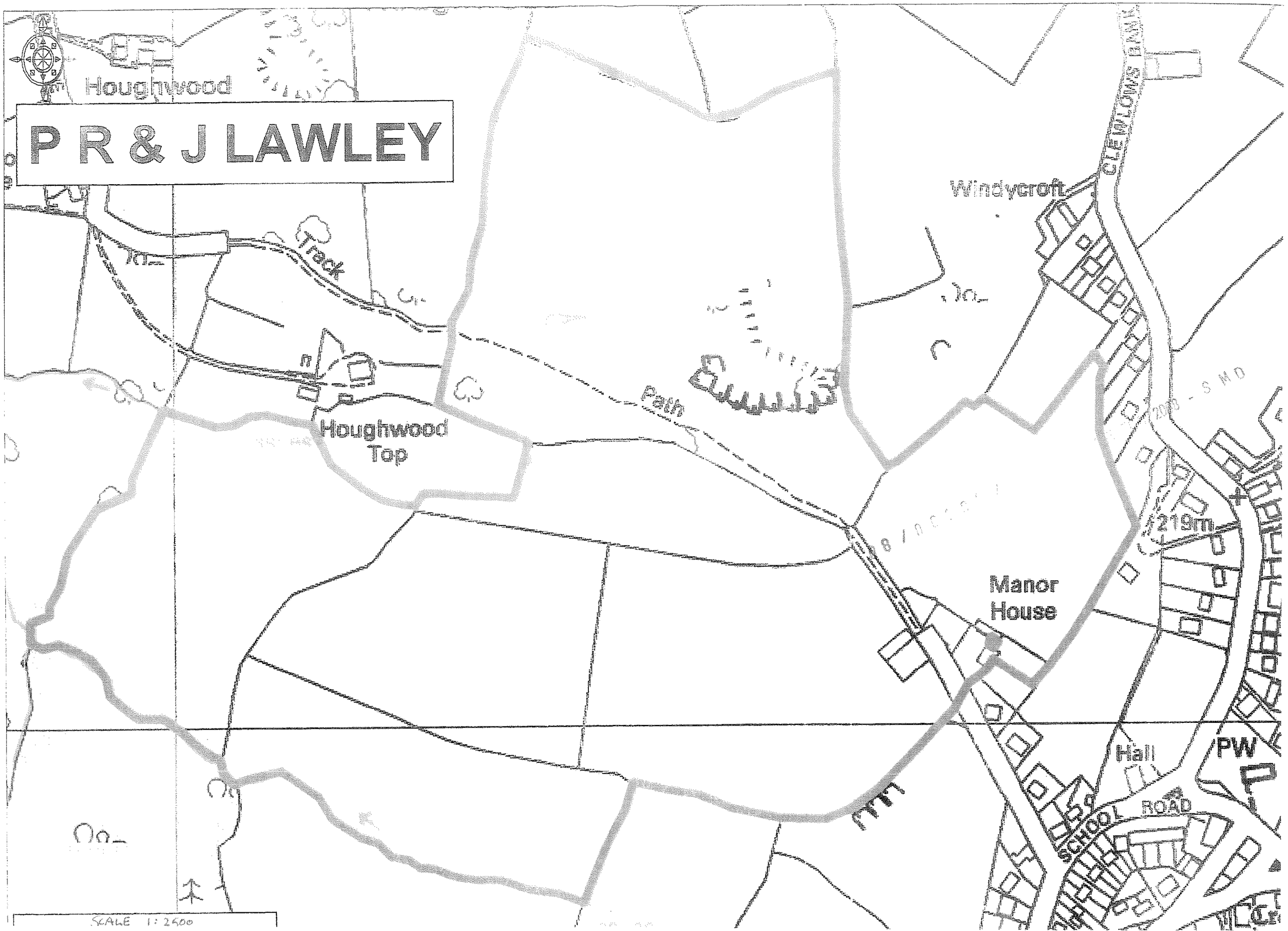
WEST ELEVATION

P R & J LAWLEY
MANOR HOUSE FARM
BAGNALL ST9 9JW

Proposed Porch

OCTOBER 2007 Rev A

P R & J LAWLEY


Houghwood
Track
Houghwood Top
Path
Windycroft
CLEVELOWS BANK
219m
Manor House
Hall
PW
SCHOOL ROAD
SCALE 1:2500