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

Application for Planning Permission.
Town and Country Planning Act 1990

part one

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Rob | Surname: Brindley

Company name:

Street address: 2 Bronte Grove

Town/City: Stoke-on-Trent

County: Staffordshire

Country: England

Postcode: ST2 7QF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Chris | Surname: Ellams

Company name: Wood Goldstraw Yorath

Street address: Churchill House
Regent Road
Hanley

Town/City: Stoke-on-Trent

County: Staffordshire

Country: England

Postcode: ST1 3RH

	Country Code	National Number	Extension Number
Telephone number:		01782208000	
Mobile number:			
Fax number:			

Email address: c.ellams@woodgoldstraw.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Two Storey Extension to dwelling including utility, WC and garage to ground floor with 2 bedrooms and 1 en-suite, study and bathroom

Has the building, work or change of use already started? ( ) Yes (●) No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 2 Suffix:

House name:

Street address: Houston Avenue

Endon

Town/City: STOKE-ON-TRENT

County:

Postcode: ST9 9HW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 392445

Northing: 353672

Description:

5. 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: Unknown Surname:

Reference:

Date (DD/MM/YYYY): 8/04/08 (Must be pre-application submission)

Details of the pre-application advice received:

3 Meetings with planning officials have been held to discuss the mass and size of the building

6. 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

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

Related Extensions existing within the area

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brickwork Red
UPVC White Cladding

Description of *proposed* materials and finishes:

White or Cream Render
Red Brickwork to match existing

Roof - description:

Description of *existing* materials and finishes:

Grey Clay Tiles

Description of *proposed* materials and finishes:

Grey Clay Tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

White Timber Frame Single Pane Glass

Description of *proposed* materials and finishes:

White UPVC Double Glazed

Doors - description:

Description of *existing* materials and finishes:

White painted Timber & Glass

Description of *proposed* materials and finishes:

White UPVC and Glass

Boundary treatments - description:

Description of *existing* materials and finishes:

Brickwork Red

Description of *proposed* materials and finishes:

Red Brickwork with Blue Engineering Brickwork Detail

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac and Concrete Paving Stones

Description of *proposed* materials and finishes:

Paving Stones and Tarmac

Lighting - add description

Description of *existing* materials and finishes:

Null

Description of *proposed* materials and finishes:

Null

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	0	-1

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Plans

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Dwelling

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 616 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Chris Surname: Ellams

Person role: Agent Declaration date: 29/04/08 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Chris Surname: Ellams

Person role: Agent Declaration date: 29/04/08 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 29/04/08

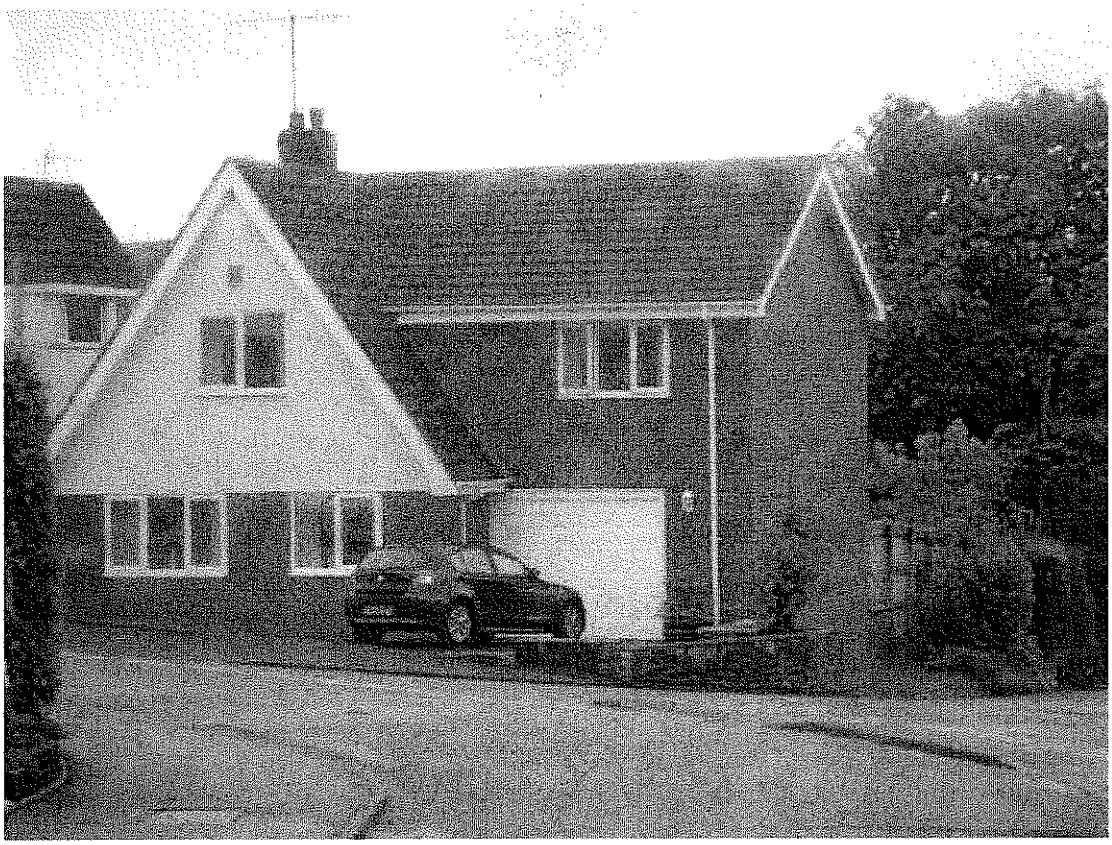
Supporting Information

Following recent meetings with planning officials, the design of the extension has decreased in size after taking advice from planning officials.
This included a reduction of the footprint of the building and mass; also the line of the ridge height has been lowered.

The design now seems more appropriate to its surroundings and similar to extensions that have already been constructed in the same estate.



Neighbouring extension to Greenfield Street



If there is any additional information you require please contact us

Yours faithfully,

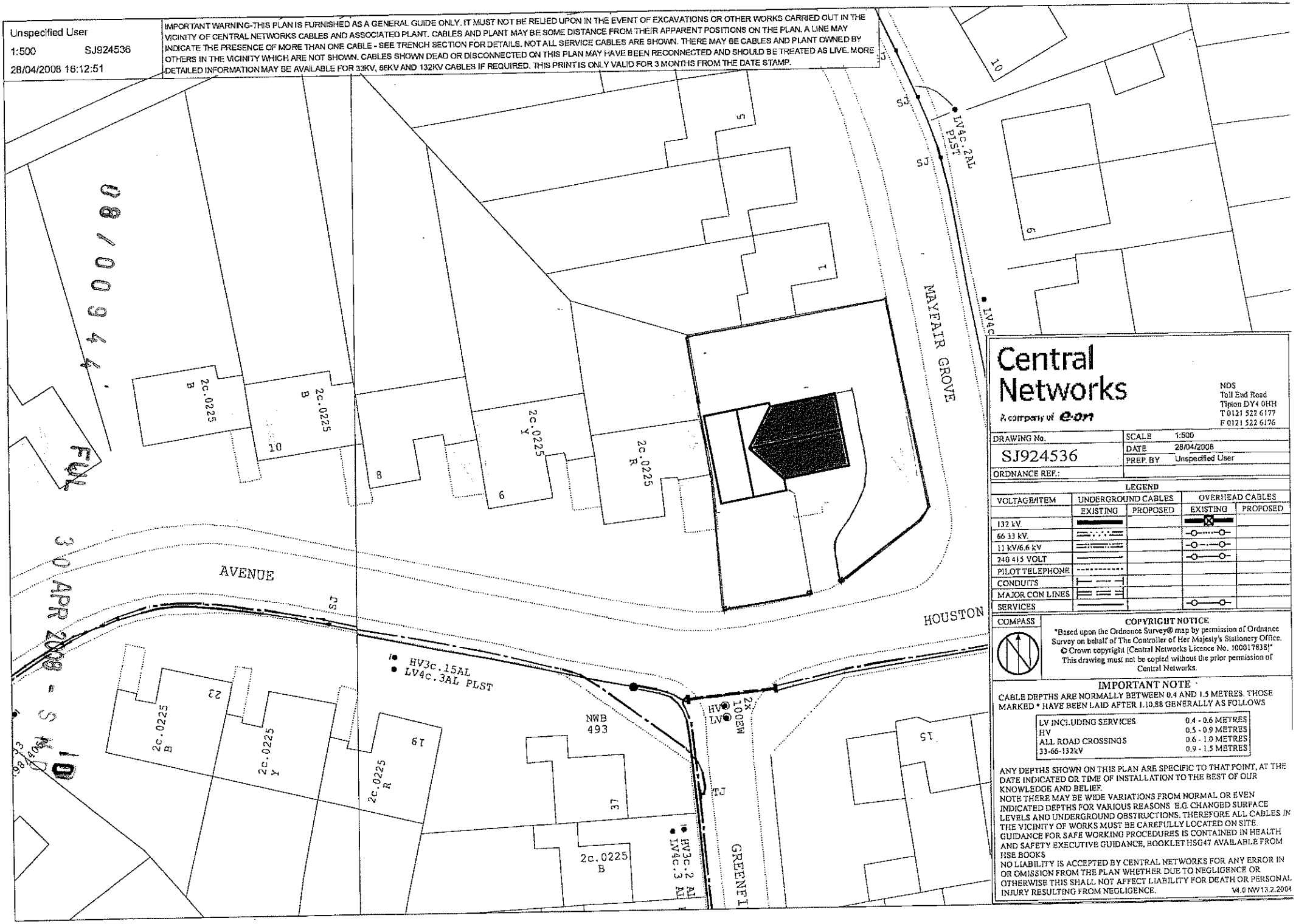
Chris Ellams B.A. (Hons)

For and behalf of Wood Goldstraw Yorath

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DRAWING No.	SCALE 1:500
SJ924536	DATE 28/04/2008
	PREP. BY Unspecified User
ORDNANCE REF.:	

LEGEND

VOLTAGE/ITEM	UNDERGROUND CABLES EXISTING	UNDERGROUND CABLES PROPOSED	OVERHEAD CABLES EXISTING	OVERHEAD CABLES PROPOSED
132 kV.				
66 33 kV.				
11 kV/6.6 kV				
240 415 VOLT				
PILOT TELEPHONE				
CONDUITS				
MAJOR CON LINES				
SERVICES				

COMPASS

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LV INCLUDING SERVICES	0.4 - 0.6 METRES
HV	0.5 - 0.9 METRES
ALL ROAD CROSSINGS	0.6 - 1.0 METRES
33-66-132kV	0.9 - 1.5 METRES

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GUIDANCE FOR SAFE WORKING PROCEDURES IS CONTAINED IN HEALTH AND SAFETY EXECUTIVE GUIDANCE, BOOKLET HSG47 AVAILABLE FROM HSE BOOKS
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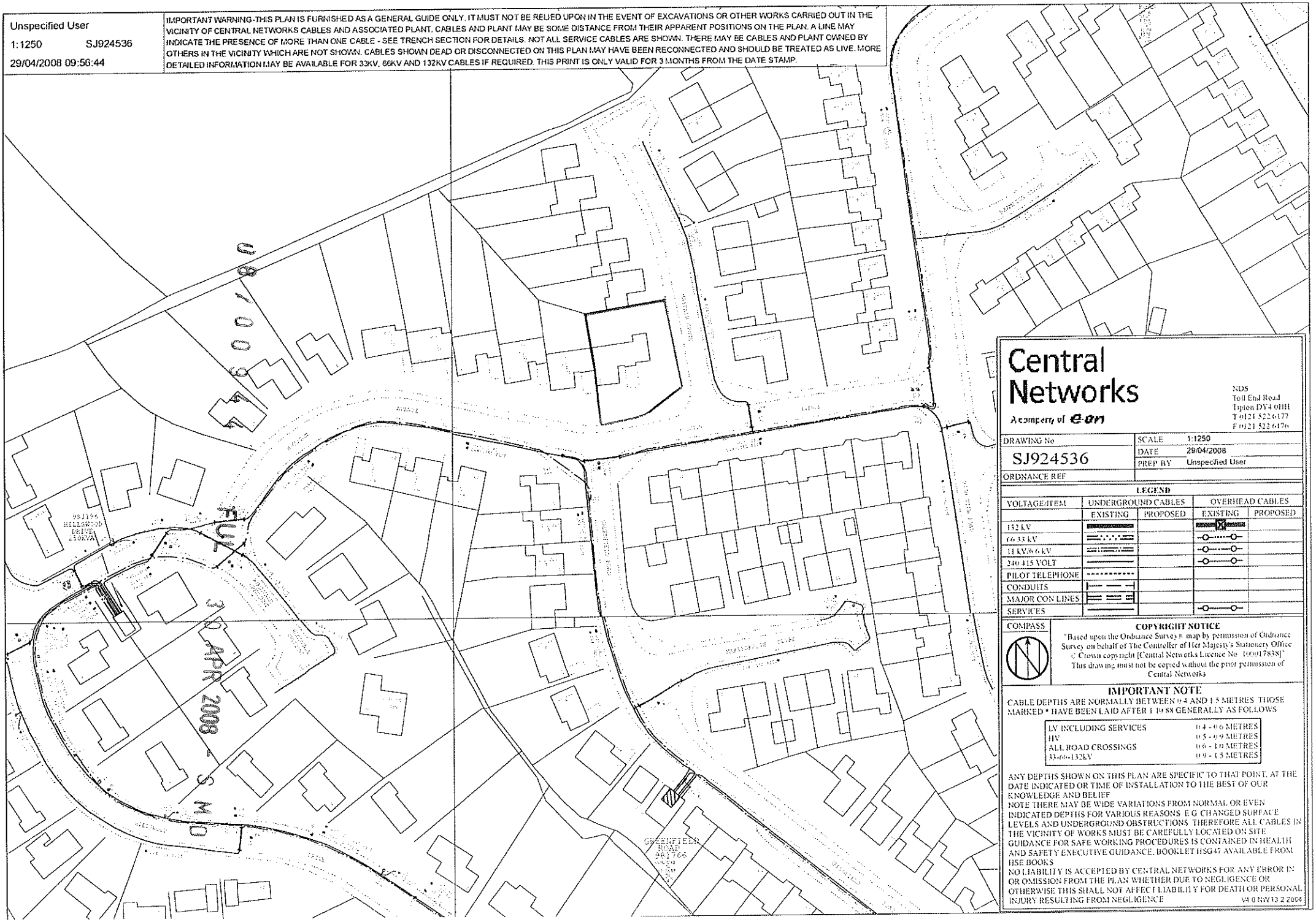
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ORDNANCE REF		

LEGEND

VOLTAGE/ITEM	UNDERGROUND CABLES		OVERHEAD CABLES	
	EXISTING	PROPOSED	EXISTING	PROPOSED
132 kV				
66 33 kV				
11 kV/6 6 kV				
240 415 VOLT				
PILOT TELEPHONE				
CONDUITS				
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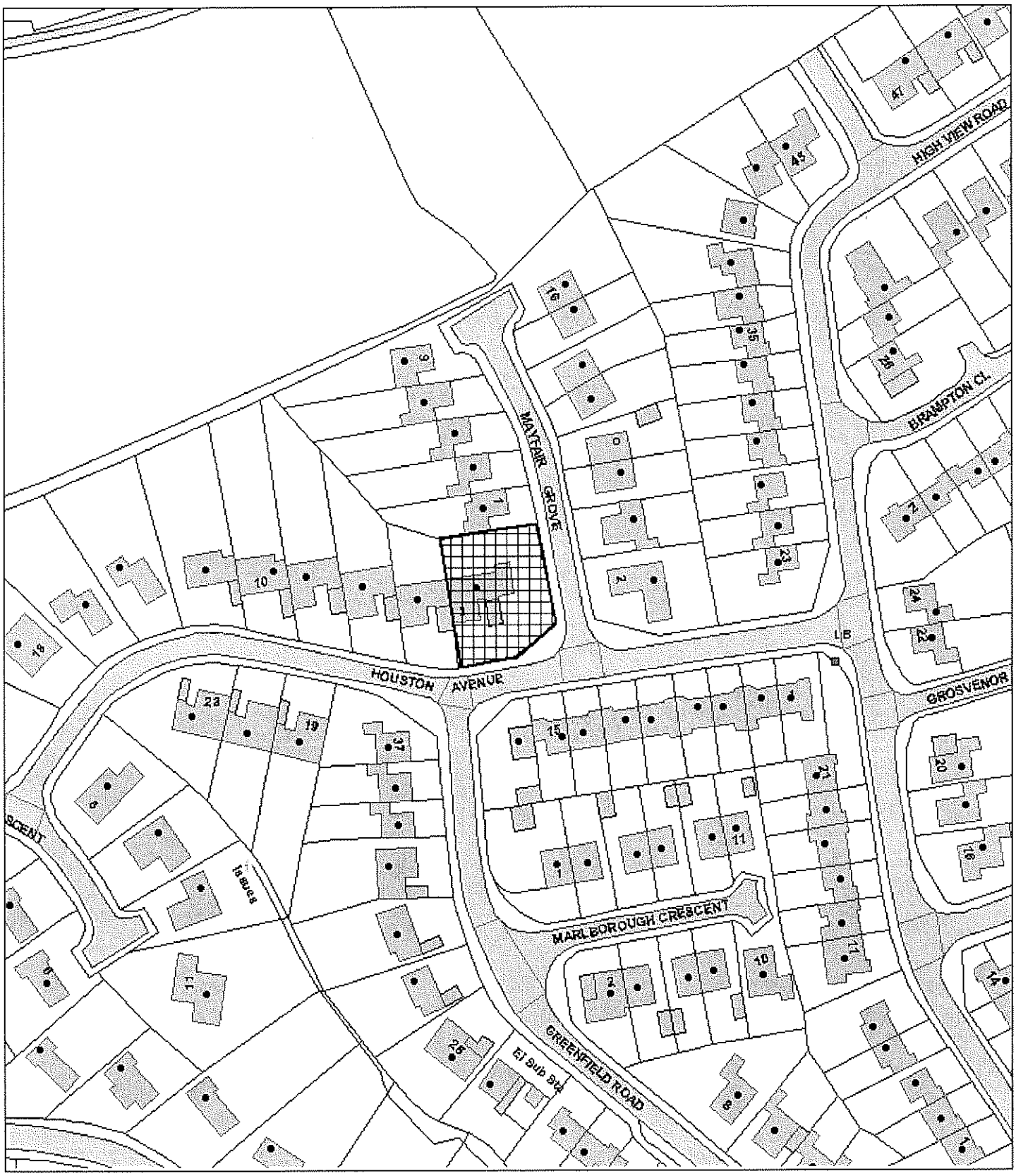
CABLE DEPTHS ARE NORMALLY BETWEEN 0 4 AND 1 5 METRES THOSE MARKED * HAVE BEEN LAID AFTER 1 10 88 GENERALLY AS FOLLOWS

LV INCLUDING SERVICES	0 4 - 0 6 METRES
HV	0 5 - 0 9 METRES
ALL ROAD CROSSINGS	0 6 - 1 0 METRES
33-66-132kV	0 9 - 1 5 METRES

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Department	Planning
Description	