STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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



Householder Planning Application

Please use this form if you intend to extend your house or to erect any other buildings or structures for domestic purposes within the boundary of your property.

part one.

Please read the notes on the reverse of this form before you complete it.

1. APPLICANT Name: MR P BROWN Address: CHAPEL HOUSE, HOLLOW LANE, CHEDDLETON, LEEK, STAFFS ST13 7HP Tel. No.: 01538 360053	**2. AGENT** Name: HULME UPRIGHT MANNING Address: HIGHPOINT, FESTIVAL PARK, STOKE ON TRENT, STAFFS ST1 5SH Tel. No.: 01782 208600
3. Address or location of proposed development.	CHAPEL HOUSE, HOLLOW LANE, CHEDDLETON, LEEK, STAFFS ST13 7HP
4. Description of proposed development and the purpose for which it will be used.	PROPOSED TILED ROOF LINK AND ADDITONAL ROOFLIGHTS
5. Type and colour of external materials to be used for walls and roof.	TILES TO MATCH EXISTING

6. Do you propose to: (Delete as appropriate)

i)	Demolish any buildings or structures?	~~YES~~/NO)	(If 'YES' show their position on your plans)		
ii)	Fell any trees or shrubs?	~~YES~~/NO)			
iii)	Construct a new access to a highway?	Vehicular ~~YES~~/NO		Pedestrian ~~YES~~/NO	
iv)	Alter an existing access to a highway?	Vehicular ~~YES~~/NO		Pedestrian ~~YES~~/NO	

7. Have there been any previous extensions to the dwelling since it was built? ~~YES~~/NO If 'YES' please give brief details:-

NOT KNOWN

O H S - 2002 ...

8. FORMAL APPLICATION
I/We hereby apply for planning permission to carry out the development described in this application and the accompanying plans.

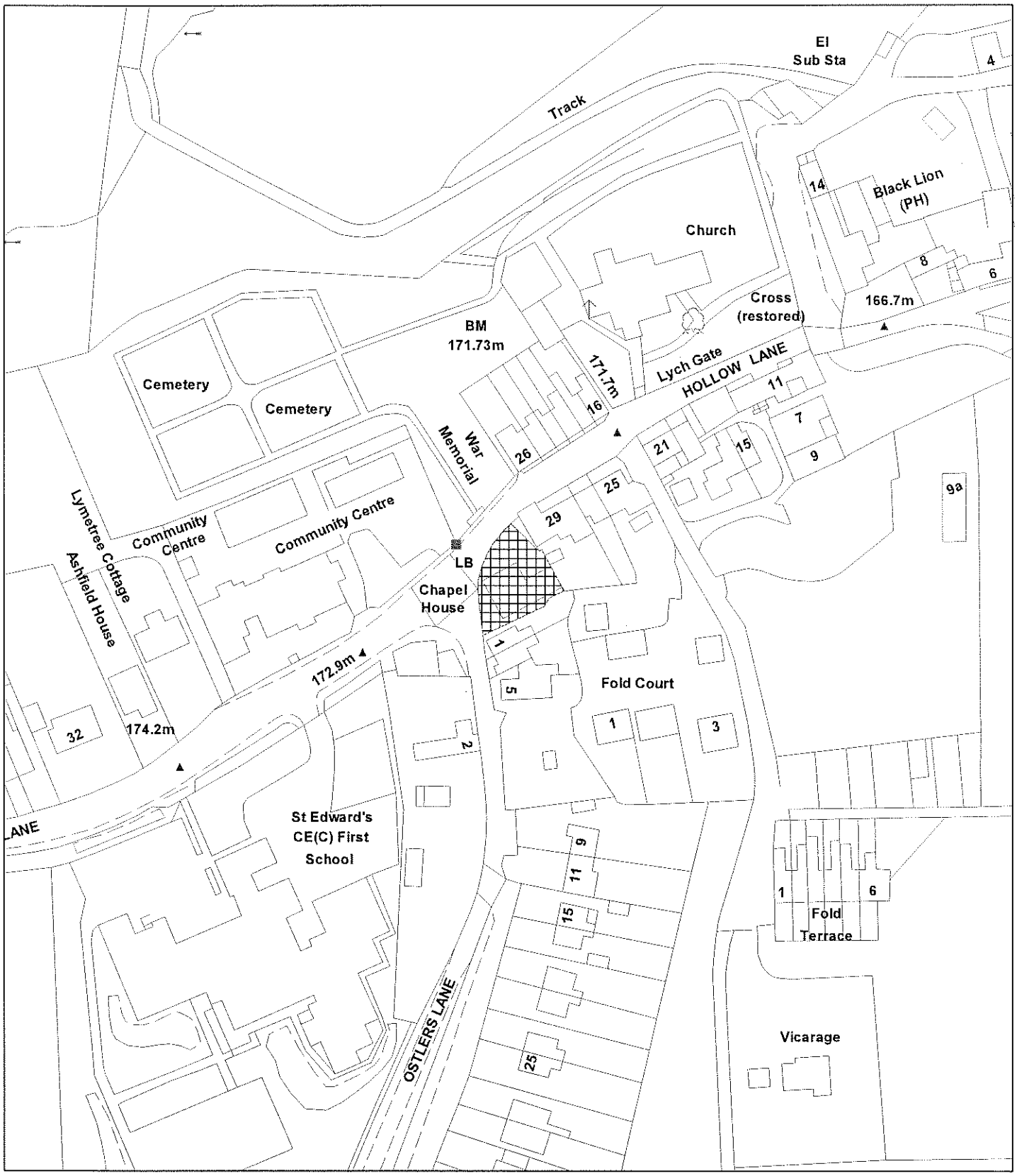
Signed: ..... for HULME UPRIGHT MANNING Date: 01/02/08

TOWN AND COUNTRY PLANNING ACT, 1990 : CERTIFICATE UNDER SECTION 65
CERTIFICATE A

I hereby certify that:-

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period 20 days before the date of this application.
2. None of the land to which the application relates is, or forms part of, an agricultural holding. (Delete the whole of 2 if the site is an agricultural holding)
3. Signed: ..... for HULME UPRIGHT MANNING Date: 01/02/08

Reference:	08/00146/FUL Cheddleton

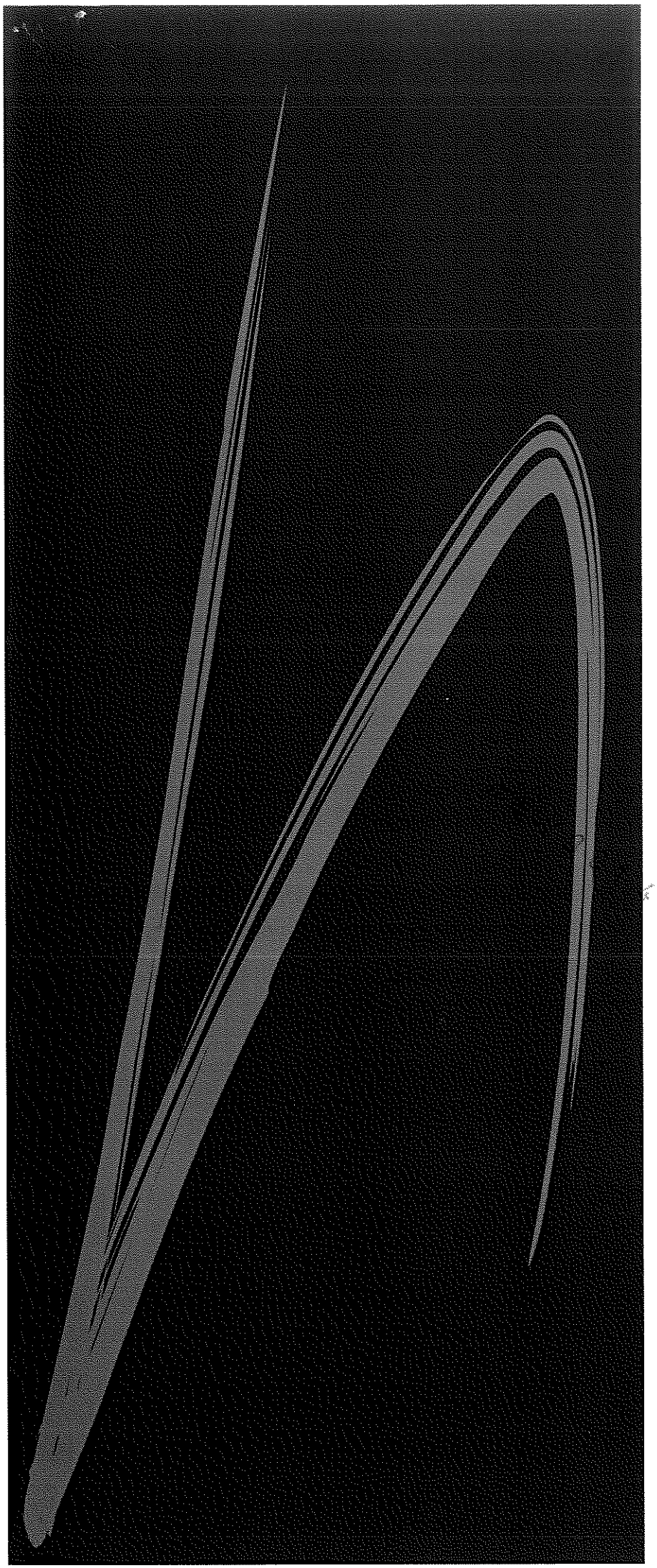


Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Description	Not Set



HULME UPRIGHT MANNING
ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

DESIGN AND ACCESS STATEMENT

Proposed Alterations & Extensions to Chapel House Hollow Lane Cheddleton

RECEIVED - 3 APR 2008 - SMD

Client: Mr & Mrs P Brown

Ref: 20553

Date: February 2008

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application is to provide a first floor roofed link to enable access from the existing staircase landing area to converted additional bedroom accommodation over the existing garage.

1.4 It is also proposed to provide new rooflights within the existing roof slope to the converted bedroom.

2.0 Uses

2.1 The present use of the building is residential with an attached integral garage with a store room area over.

2.2 The proposal seeks to link the main living area to the aforementioned floor area over the garage via a small tiled pitched roof over the valley junction between the buildings to enable this space to become an additional bedroom accessible off the main dwelling staircase.

3.0 Amount

3.1 The proposed floor area would remain as existing at approximately 240 sq m.

3.2 The alterations would increase the number of bedrooms from 2 to 3 and would also enable an opening up of the kitchen dining area this will then provide reasonable sized family accommodation necessitated by the applicant's personal circumstances.

4.0 Layout

4.1 The internal layout has been dictated by the present building form and the site constraints which would not easily enable any extension for an additional bedroom.

4.2 The present layout is a little unusual insofar as the main open plan lounge is situated at first floor level but this does enable the roof structure of the former chapel to be retained as an interesting visual feature from within the building.

The applicants seek to replicate this 'open roof' form within the new bedroom area.

4.3 The existing staircase is situated centrally within the building and spatially it is considered beneficial to access the new bedroom from this staircase.

4.4 Unfortunately due to the configuration of the roof slopes adjacent to the staircase there is insufficient headroom for a direct link and so a small pitched roof link is proposed to enable a direct access from the existing staircase into the converted bedroom area.

5.0 Landscaping

5.1 The site is predominantly hard paved with raised planted flower and shrub beds adjacent to the dwelling and boundary walls.

These will all remain unaffected by the proposal.

6.0 Appearance

6.1 The buildings comprise a single storey building with the first floor lounge incorporated within the 'mansard' profiled roofspace. The garage/storage area is of a more traditional 2 storey height with a gable and hipped roof profile.

The elevations are principally rendered walls with a mixture of natural plain clay tile and slate roof finish.

6.2 The main elevations will remain virtually unaffected by the proposal.

The link between the main two roof elements has been purposely limited to the minimum required to provide sufficient headroom yet still remain very much sub-ordinate to the main roof profiles.

6.3 It is also considered that the proposed link will provide a more attractive visual connection between the two main roof elements

6.4 It is intended to take out an existing window and build up in matching brick to the rear elevation to increase privacy levels between properties with all natural daylight to the new bedrooms being provided by conservation style rooflights.

These would be of general scale and form to match the rooflights on the existing roof slope.

7.0 Access

7.1 For the purposes of this statement compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and proposals as this is mandatory it is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance for the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

7.2 There is an existing vehicular and pedestrian access serving the parking facility within the curtilage of the site that enables the parking of up to four cars. This will remain unaltered.

7.3 A ground floor toilet facility will also remain on the ground floor.