Planning Application - part 1

PART ONE

A1. Applicant Details

Organisation	Horowitz Properties		
	Title	**Forename**	**Surname**
Name	Mr	M	Jay

A1.1 Address Details

Name or flat number	
Property number or name	1
Street	Gilda Crescent
Locality	
Town	London
County	
Postal Town	
Postcode	N16 6JT

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	Moorland Architectural Services

	Title	**Forename**	**Surname**
Name	Mr	David	Henson

A2.1 Address Details

Name or flat number	
Property number or name	4
Street	Meigh Road
Locality	Werrington
Town	Stoke on Trent
County	Staffs
Postal Town	
Postcode	ST9 0JY

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01782302021	
Daytime Telephone No.		
Fax No.	01782302021	
Email Address	dave.henson@ntlworld.com	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	114
Street	Tunstall Road
Locality	Biddulph
Town	STOKE-ON-TRENT
County	
Postal Town	
Postcode	ST8 6HN
UPRN	0100032221003
Location	

2. Description of the Proposed Development

Development Description

Extension to form new apartment at first floor level to replace existing apartment at lower ground floor level.
External access stairway

3. Type of Application

Type

- _ Outline
- _ Approval of Reserved Matters
- X Full
- _ Renewal of temporary permission
- _ Renewal of unexpired permission
- _ Removal of Condition
- _ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

Proposal Type			
	New building(s)	_ Yes	X No
	Alteration or Extension to building(s)	X Yes	_ No
	Change of use	_ Yes	X No
	Demolition	_ Yes	X No
	Other operations	_ Yes	X No

4. Access

Is existing access affected?	Pedestrian	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	Pedestrian	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Red brindle facing brick

Roof

Dark grey slate

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

n/a

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8. Site Area & Floor Space

Site Area	417
Units	**X square metres** **_ hectares**
Width of site frontage	16.7 **metres**
Is the application for new building works?	**X** Yes **_** No
Please state the existing floorspace of the building	0 **sq.m**
Please state the proposed new floorspace	67 **sq.m**
Is the proposal for a change of use?	**_** Yes **X** No
Please state the floorspace related to the change of use	0 **sq.m**
Does the proposal involve the removal or demolition of any part of the existing building?	**_** Yes **X** No

Description of removal/demolition

9. Existing Uses

Current use of land or building

Apartments and shop

If vacant what was the land or building last used for?

n/a

10. Residential Information

Select the type of land the development is on

X Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development 7300 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	3	3
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

to public sewer

State method of disposal for foul sewage

to public sewer

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? X Yes _ No

Reference Number 05/01351/FUL (withdrawn)

Date of Application (yyyy-mm-dd) 2005-11-14

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	M	Jay
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-03-04		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

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Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	M	Jay
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-03-04		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Design and Access Statement

Site address: 114 Tunstall Road, Biddulph, ST8 6HN

Applicant: Mr M Jay – Horowitz Properties

Proposal: Self contained apartment at first floor level

This Design and Access Statement (DAS) accompanies an application for a first floor self contained apartment.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

1 Introduction

1.1 This application seeks to provide a new first floor flat / apartment to replace an existing flat at lower ground floor level.

1.2 As this is a proposal for a single dwelling, some aspects such as the social and economic context, are of limited applicability.

2 Design principles and concepts

2.1 Assessment:

2.1.1 The application site lies on the periphery of Biddulph Town Centre and is one of the first buildings on the left hand side of Tunstall Road when approaching Biddulph from the South.

2.1.2 The existing building, known collectively as 114 Tunstall Road, consists of three apartments known respectively as 114A, 114B and 114C. The remainder of the property is occupied by a retail cycle shop known as "The Bike Pedlar". The latter is actually referred to as 114 Tunstall Road.

2.1.3 The buildings comprise of a mixture of 1900's terraced type buildings, together with more recent flat roofed single storey extensions to the side.

2.1.4 The site slopes steeply away from the road to an extent that the rear yard area is one storey below road level. This level is currently used as apartment 114C.

2.1.5 The rear yard area is currently not used for parking due to a lack of a formal arrangement.

2.1.6 The surrounding area is predominantly residential and consists mainly of terraced type housing of traditional brick and tile construction.

2.1.7 The Southern boundary of the site is adjacent to Bee Hive Farm which includes the main cottage / farmhouse and a range of existing farm buildings

2.1.8 The site lies within the settlement boundary and is not allocated for an alternative use.

2.1.9 Biddulph has recently been the subject of and Area Action Plan. However it would appear that portion of the town is not directly affected by the proposals.

MOORLAND ARCHITECTURAL SERVICES

Member of the Chartered Institute of Architectural Technologists

"MOORLANDS"
4 MEIGH ROAD
WERRINGTON
STOKE-ON-TRENT
STAFFORDSHIRE
ST9 0JY
TEL:01782 302021
FAX:01782 302021
E-MAIL
dave.henson@ntlworld.com

2.2 Amount:

2.2.1 The new apartment is to be sited at first floor level over the existing flat roof extension and will replace the existing lower ground floor apartment (114C), with the number being transferred to the new building.

2.2.2 The vacated lower ground floor space will be used to provide a private storage area for either one or more of the apartments.

2.2.3 It is proposed to follow the existing eaves line, roof height and general form of the existing structure which will effectively extend the existing "terrace" sideways and also serves to remove the single storey flat roof section of the building, which is alien to the overall appearance and character.

2.2.4 Access to the apartment will be via a modest single width external steel stairway, the design of which has been kept intentionally "lightweight" to avoid it being overbearing and oppressive.

2.2.5 The proposal seeks to formalise the parking arrangements and provides 3 no parking spaces, which will be utilised by occupants of the apartments should the need arise.

2.2.6 There is no effect on the access, parking or amenity space arrangements of any existing dwelling.

2.3 Scale:

2.3.1 This side of Tunstall Road has quite a well-defined building line which the proposal seeks to maintain. However due to the new structure being limited to the footprint of the existing flat roofed area, it will appear subordinate against the existing buildings.

2.3.2 The height of the proposed extension will not exceed that of the existing terraced block.

2.3.3 The hipped roof form proposed differs to that of the twin gables of the existing building. However it is considered to be more appropriate given the limited depth and splayed side walls. Furthermore it reflects the roof structure at the opposite end of the terraced block.

2.4 Appearance:

2.4.1 The form and appearance of the new building has largely been determined by the existing structure, as it is considered to be inappropriate to introduce further external features which would not be sympathetic to the character of this block or the surrounding area.

2.4.2 It is therefore proposed to adopt a relatively simple approach utilising the windows, which have more traditional proportions, to define and maintain the appearance of a typical terraced property.

2.4.3 In order to combine the various existing structures, materials and colours it is proposed to partially take down the external skin of brickwork to a level whereby a new band course could be introduced to form a visual break between the various different elements, which will hopefully achieve a more coherent appearance.

2.4.4 It is proposed to use facing brickwork and roofing slates to match those of the existing house to ensure that the overall appearance is consistent and attractive.

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2.5 Landscaping:

2.5.1 Due to the constraints of the site it is not proposed to introduce any formal landscaping into the scheme.

3 Access Issues

3.1.1 The existing building is situated within the existing settlement boundary and is within easy walking distance to all local amenities, services and public transport network. Furthermore as the new apartment replaces and existing unit accommodation it will not place any additional burden on the existing infrastructure.

3.1.2 The area to the rear of the property will be formalised to provide a parking facility for the occupants of the apartments.

4 Consultation

4.1.1 Consultations have taken place with:

4.1.2 Mr J Derry (Highways), who commented that as long as the number of dwellings did not change it would not be considered to be an intensification of the use and therefore would be acceptable in principle.

4.1.3 Mr R Duncan & Miss L Goldstraw (Planning). The issues raised related to space about dwellings standards and amenity of the existing cottage "Bee Hive Farm".

4.1.4 As a result of these discussions it was concluded that the only elevation which would be overlooked by the new development would be the end gable of the cottage, which does not contain any principle windows. Furthermore the design solution adopted is such that the "utility" functions i.e. kitchen and bathroom have been located on the rear.

4.1.5 Side facing windows overlook a landscaped flower / shrub bed rather than private garden and therefore should not raise privacy / amenity issues.

4.1.6 The Environment Agency's website has been checked. This shows that the site is outside the extent of the extreme flood, and likelihood of flooding No separate consultation was therefore needed.

4.1.7 As this is a private house and not a public building no consultation has been undertaken with any access group.

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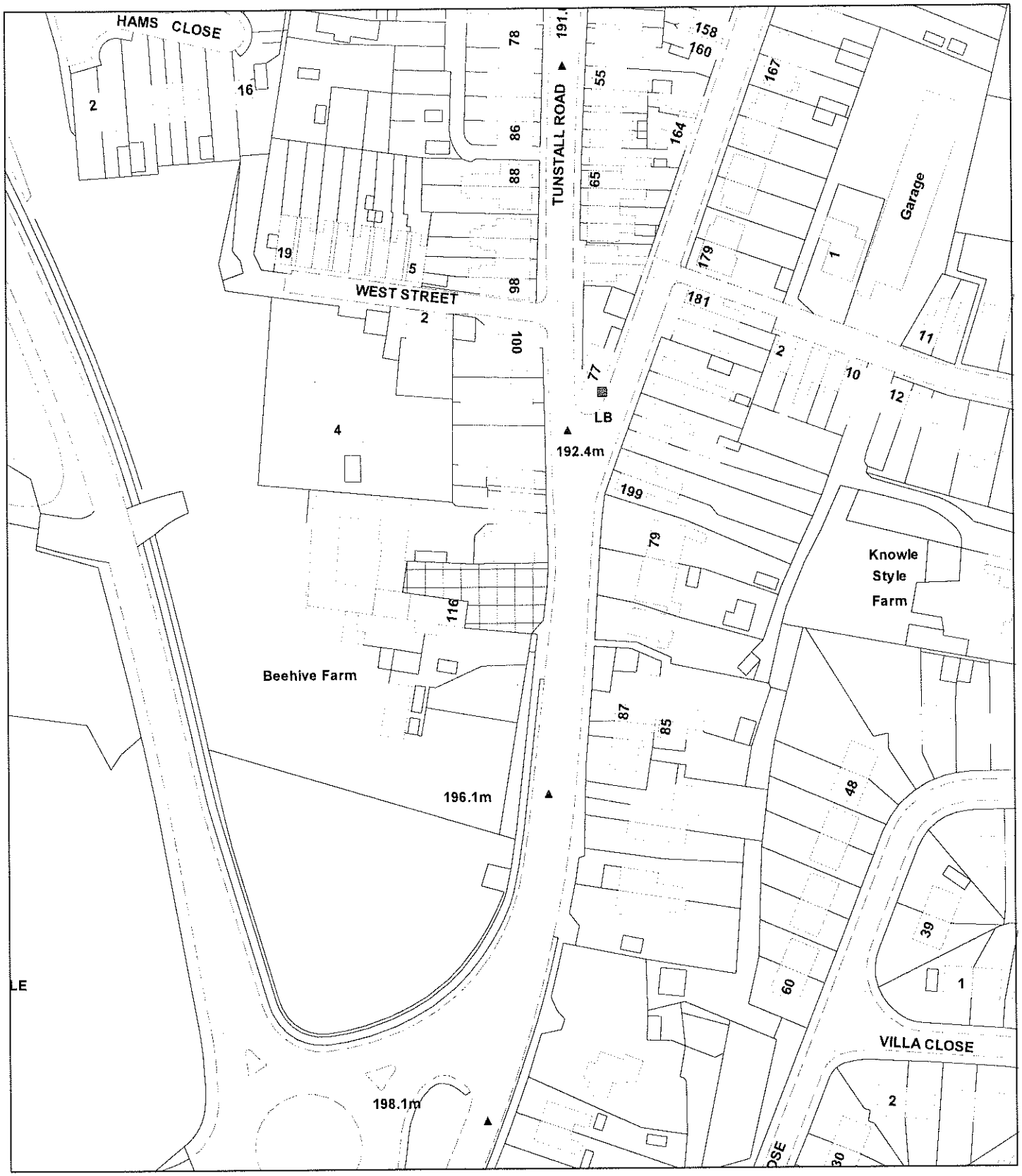

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Organisation	Not Set
Department	Not Set
Description	