part one

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.

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

1. APPLICANT Name: Mr S Forrester Address: 2 Ridge Crescent Meir Heath S-O-T. Tel. No.:	**2. AGENT** Name: A J Bateman Address: Podmore Cottage Podmore Eccleshall Stafford Tel. No.: 01630 620512 ST21 6QE
3. Address or location of proposed development.	71 Uttoxeter Rd. Upper Tean Staffs ST10 4LG.
4. Description of proposed development and the purpose for which it will be used.	2 Storey rear extension
5. Type and colour of external materials to be used for walls and roof.	As 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:-
YES. Rear conservatory.

8. FORMAL APPLICATION
I/We hereby apply for planning permission to carry out the development described in this application and the accompanying plans.
Signed: A Bateman Date: 26/2/08

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: A Bateman Date: 26/2/08

NOTES FOR APPLICANTS

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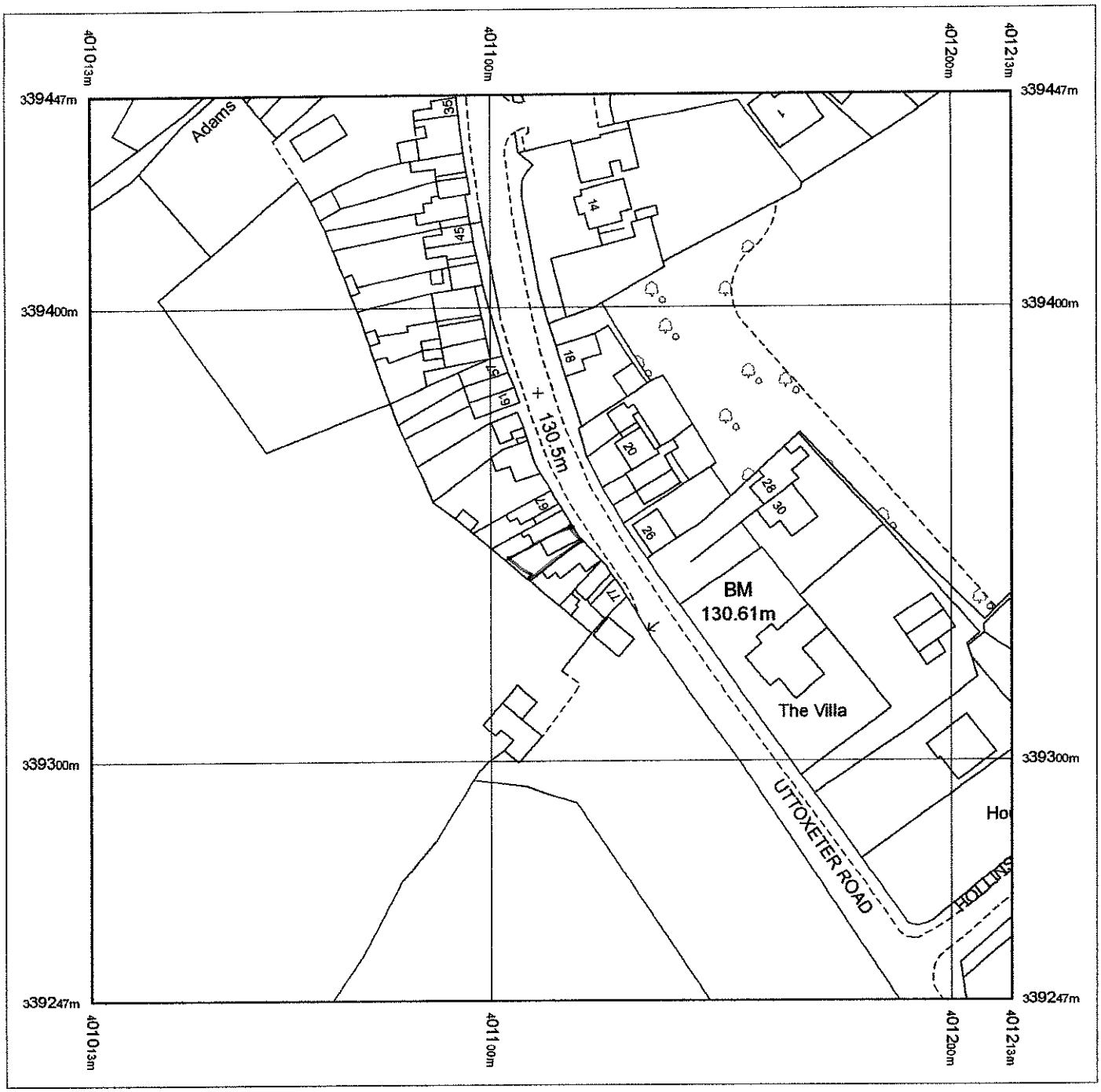

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Metres
0 20 40

Scale 1:1250

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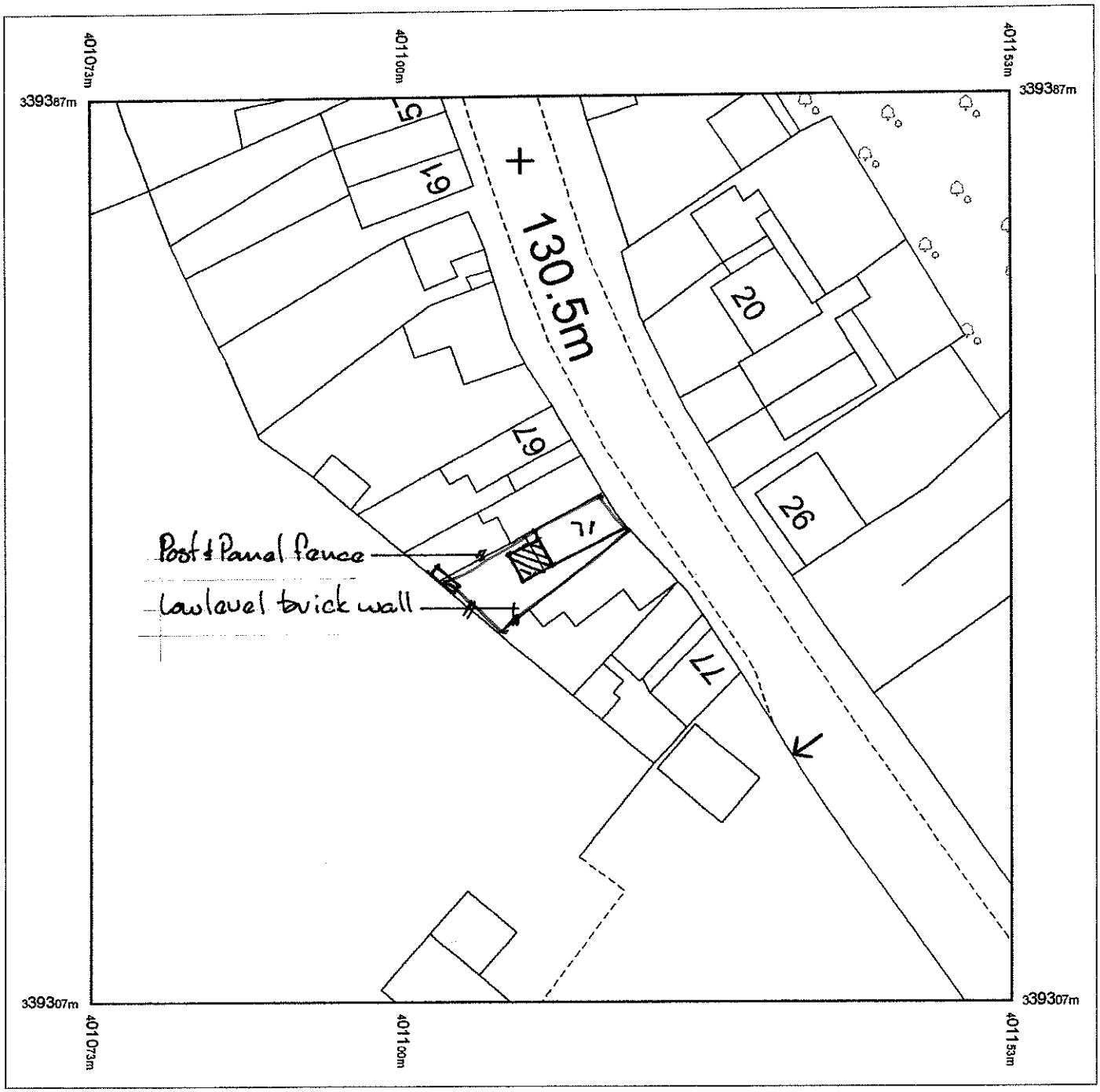

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Metres
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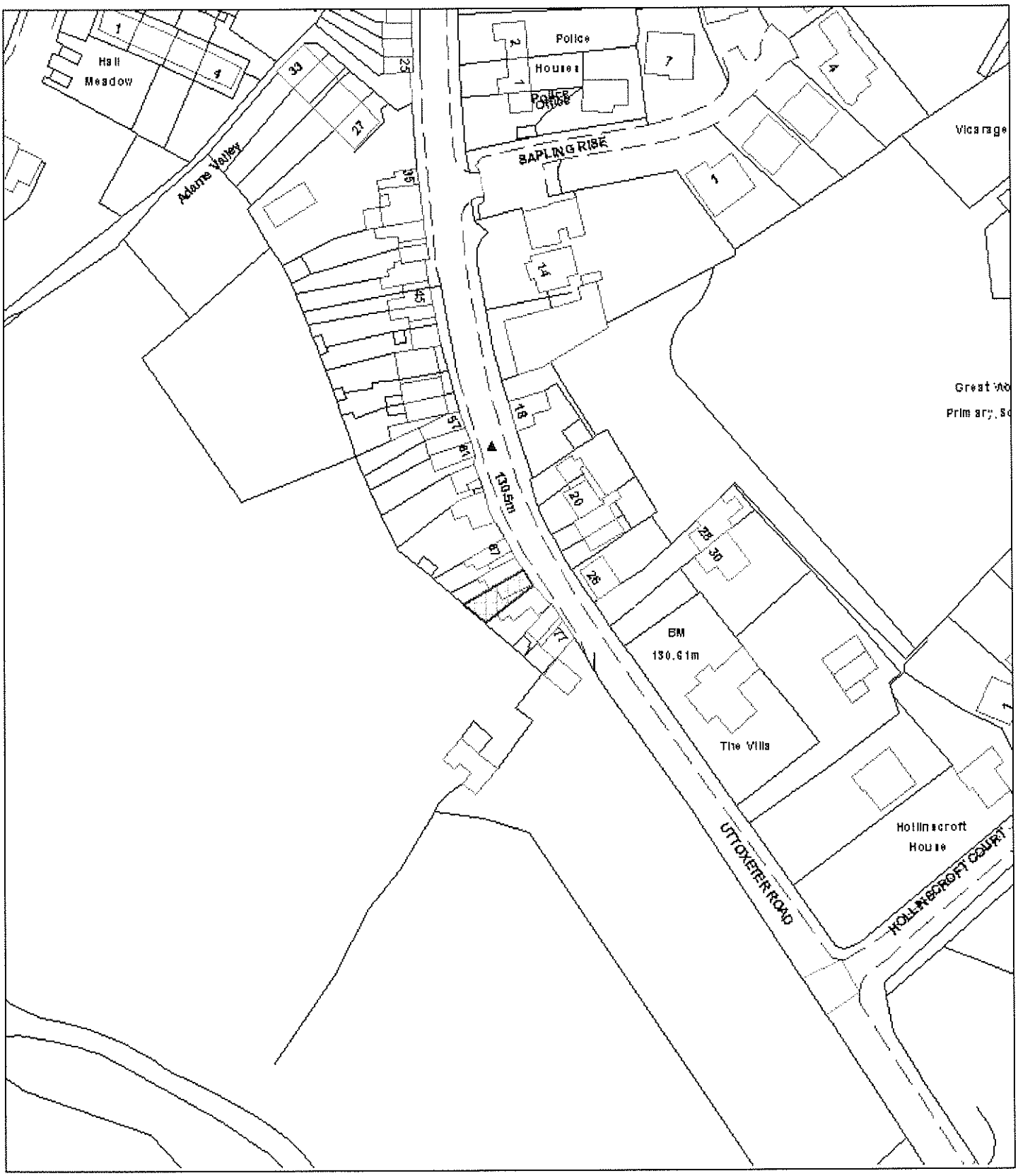
Reference:	08/00454/FUL Upper Tean



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Organisation	Not Set
Department	Not Set
Description	Not Set

SMDC

Proposed Rear Extension

Rear of 71 Uttoxeter Road,
Tean,
Staffordshire

Design and Access Statement.

Generally

The proposal is for a rear extension to a run-down two storey terraced dwelling.

The dwelling is located on the main Tean to Uttoxeter road.

The overall area predominately consists of mixed housing with the main village centre located a short distance away.

The dwelling is located on a main public transport route.

Limited car parking is available on the roadside to the front of the premises.

The Proposal

Amount/Use

The existing dwelling presently consists of:

Ground Floor; lounge, bathroom and conservatory (used as a kitchen).

First Floor; front and rear bedrooms.

The proposal is for a two storey rear extension to provide additional kitchen space to the ground floor and to provide a first floor bathroom and bedroom to the first floor.

The present conservatory will be demolished.

It is considered that the amount of extension would be the least required to allow a first floor bathroom, together with a usable ground floor kitchen/dining area.

The use of the existing conservatory as a kitchen area is considered to be wholly un-acceptable in terms of comfort and layout.

Scale

The extension has been planned to allow for the basic accommodation without impeding the daylight requirement to the adjacent dwelling.

The extension also allows for the existing rain water and foul waste drainage to the adjacent dwelling which runs into a drainage system located on the application site.

Layout

This issue is not relevant due to the size of development.

Appearance

The extension will not detract from the building considering the amount of extensions that have been erected in the past.

The colours of materials will so far as possible be to match the existing with plain clay tiling and facing brickwork being employed within the build.

Landscaping

Private landscaping will take place within the yard area to the rear.

Access

The site does not provide for on-site car parking.

It is considered that public transport is conveniently located.