FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

Part 1

3 MAR 2009

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: **Mrs C J Chesters**	Name: **Hulme Upright Manning**
Address: **The Rowans, Winnothdale, Tean, Stoke On Trent, ST10 4HB**	Address: **Highpoint, Festival Park, Stoke On Trent, ST1 5SH**
Tel. No.: **07790 391351**	Tel. No.: **01782 208600**

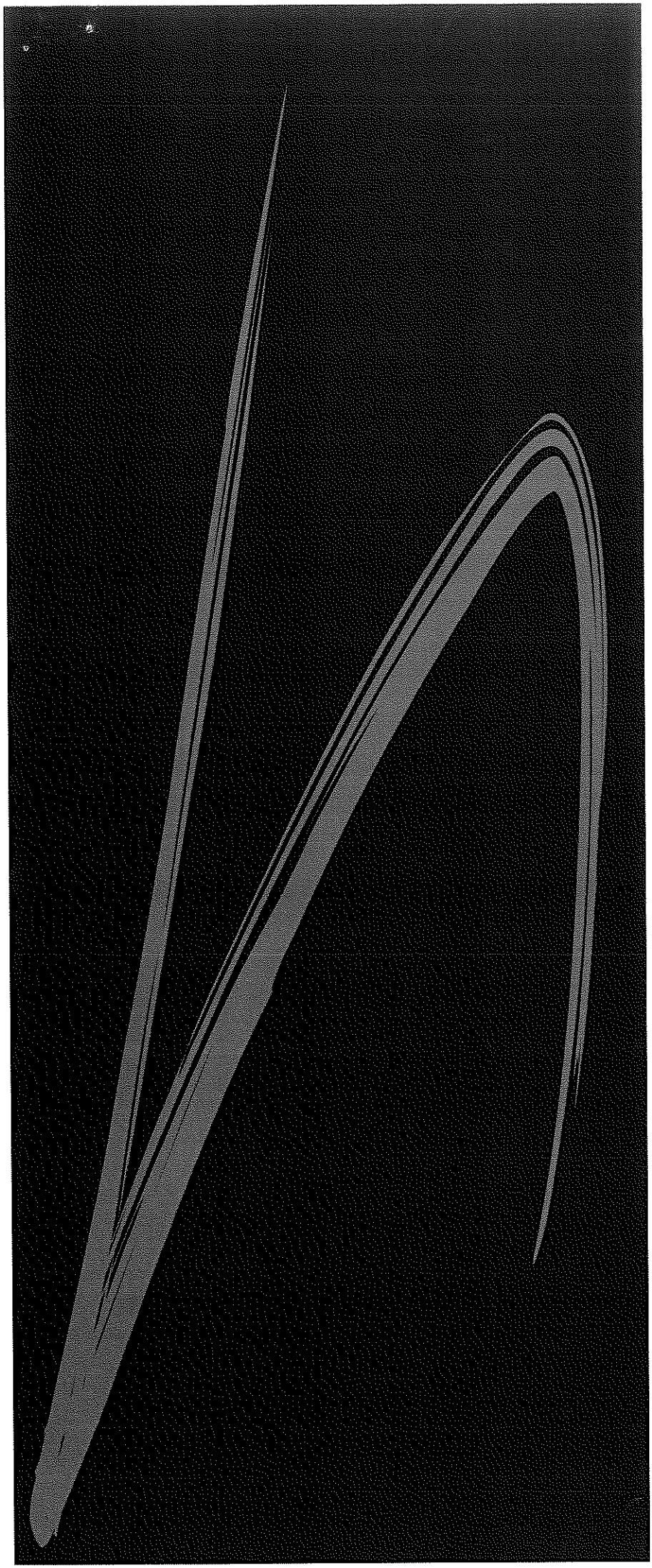
Particulars of Proposed Development

3. Address or location of proposed development.	**Sunnyside, Winnothdale, Tean, Stoke On Trent, ST10 4HB**
4. Description of proposed development.	**Construction of replacement dormer bungalow with integral double garage and new driveway from road.**

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		
(c) Change of Use	~~YES~~/NO		
(d) Construction of new access to highway Vehicular / Pedestrian	YES/~~NO~~ / ~~YES~~/NO		
(e) Alteration of existing access to highway Vehicular / Pedestrian	~~YES~~/NO / ~~YES~~/NO		
(f) Any operations not falling within the above categories.	~~YES~~/NO		

Please turn over .....



HULME UPRIGHT MANNING
ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

DESIGN AND ACCESS STATEMENT

Replacement Dwelling

Sunnyside, Winnothdale, Tean, Staffordshire, ST10 4HB

Client: Mrs C J Chesters

Ref: 20614

Date: February 2008

Rev:

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
T 01782 208600 F 01782 206080
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08/00437/ 2008

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 site is situated at Sunnyside, Winnothdale, Tean, Staffordshire.

1.4 This application is to demolish the existing bungalow and out buildings and construct a new dormer bungalow with integral garage for occupation by the applicant, the construction of a new driveway and hard landscaped car parking/turning area.

2.0 Use

2.1 The existing property, a 2 bedroom bungalow with separate outhouse and garage sits centrally within a sizeable plot. Whilst the ground level rises steeply from the roadside, the existing dwelling is located on a relatively level area of the site.

2.2 The existing bungalow appears to be predominantly constructed of masonry cavity wall construction with a sand/cement render finish and plain tiled roof.

2.3 The property is currently vacant.

2.4 It is proposed that the new dwelling will have its main accommodation located on the ground floor level. Within the roof space, 2no bedrooms (1no en-suite) and a bathroom will be provided

3.0 Amount

3.1 The proposal consists of a 4 bedroom detached dormer bungalow comprising of;

Ground Floor
Hall, Cloak room (with W/C), Lounge, Dining room, Kitchen, 2no En-suite Bedrooms, Utility, Double Garage and W/C

First Floor (within roof space)
1no. En-Suite Bedroom, Bathroom and Bedroom/Study

4.0 Layout

4.1 The position of the proposed dormer bungalow sits on the footprint of the existing bungalow thus ensuring that the building line is not altered.

4.2 The location of the proposed dwelling will ensure a large garden is maintained around the property with more than adequate provision of amenity space.

5.0 Landscape

5.1 It is envisaged that a detailed landscaping scheme will be provided as a condition of a planning consent when the precise number, size and type of species can be determined.

5.2 Where possible, all existing trees, hedges and general landscaping will be retained providing privacy to the proposed dwelling and likewise the surrounding properties. A number of trees will need to be removed from the site to enable the proposed new driveway to be constructed. Tree removal however will be kept to a minimum

5.3 To the west of the proposed dwelling in front of the garage, a paved area will be provided to provide visitor parking and enable vehicles to turn to ensure vehicles visiting the property can enter and leave in forward gear. This paved area will replace the defective tarmacadam surface as existing on the site. All additional landscaping will be of a low maintenance nature to avoid a high level of management in years to come. Around the dwelling a level footpath will provide access around the whole dwelling.

6.0 Appearance

6.1 The appearance of the building strives to sit comfortably with the site and neighbouring properties and reflects both the scale and varied architectural styles of properties in the area.

The general form of the proposed dwelling has load bearing brickwork walls pierced for window and door openings. The proposed dwelling will be covered by a plain tiled pitched roof..

6.2 Traditional blue/grey roof tiles and red stock brickwork is proposed which will replicate the general appearance of the neighbouring property The Rowans.

6.3 Interest to the elevation is created by providing a generous roof overhang providing cover to the main entrance on the south elevation. Exposed rafter ends will provide a traditional rural feel to the modern elevation treatment proposed.

6.4 A wide chimney stack has been included to create sharper element to the gable elevations

7.0 Access

7.1 The dwelling will be designed and detailed in accordance with Approved Document M 'Access to and use of Buildings' of the Building Regulations.

7.2 Access to the new dwelling will be via a proposed new driveway. This access from the road will incorporate dropped kerbs and the design of which will comply with the highways department requirements.

7.3 Although the driveway to the site has quite a steep gradient, a level area will be provided in front of the dwelling providing a suitable setting area for ease of access into the dwelling from vehicular transport.

8.0 Scale

8.1 Though the existing buildings around the proposed development are varied in their architectural style most build form is of brick construction and some render with tiled roofs which is generally consistent with developments in a rural setting.

8.2 The size of the footprint has been determined as a minimum for the accommodation the client requires and has been designed primarily around this.

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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: 08/00497/ 2008 - 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 .....
For and on behalf of Hulme Upright Manning

*On behalf of **Mrs C J Chesters** .

Date: **29th February 2008** .

*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 .....
For and on behalf of Hulme Upright Manning

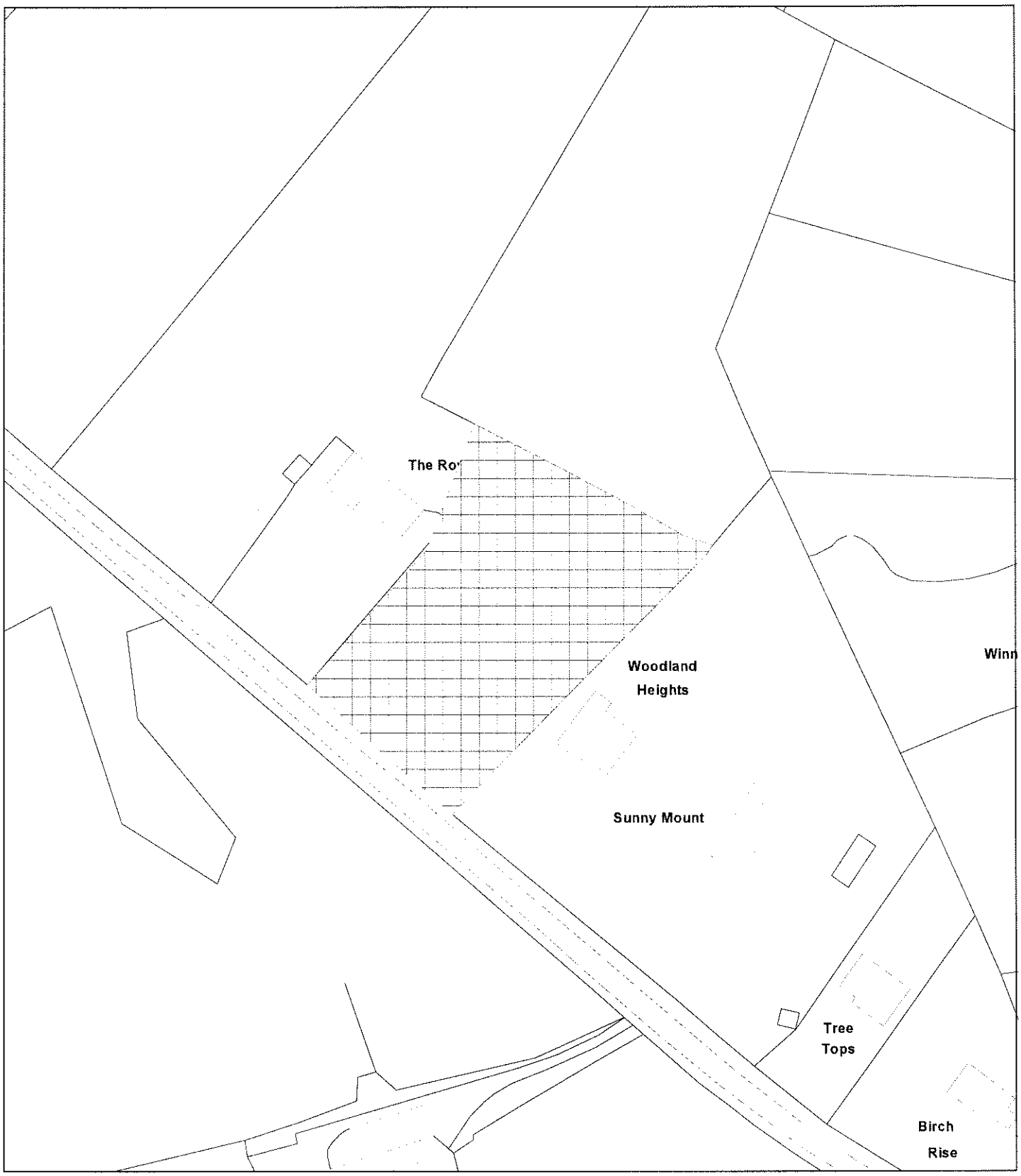
*On behalf of **Mrs C J Chesters** .

Date **19th February 2008** .

*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.

Reference:	08/00497/FUL Cheadle



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Organisation	Not Set
Department	Not Set
Comments	Not Set