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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr
First name:	Dave
Last name:	Bradley
Company (optional):	
Unit:	
House number:	29
House suffix:	
House name:	
Address 1:	Ingersley Rd
Address 2:	Bollington
Address 3:	
Town:	Macclesfield
County:	
Country:	
Postcode:	SK10 5RE

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	MMP Architects
Unit:	
House number:	
House suffix:	
House name:	4 Thorp House
Address 1:	Thorp Street
Address 2:	
Address 3:	
Town:	Macclesfield
County:	
Country:	
Postcode:	SK10 1LJ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Replacement Boathouse

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: Stoney Bank

Address 1: Reaclitte Road

Address 2:

Address 3:

Town: Rudyard

County:

Postcode (optional): ST13 8RS

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

Easting: | Northing:

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: Steve Williams

Reference: 07/01244/FUL

Date (DD/MM/YYYY): 19/10/2007
(must be pre-application submission)

Details of pre-application advice received?

Following the refusal of the above application the building has been reduced in size and moved forward to avoid clash with tree on site.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		Cedar cladding with Stone base	☐	☐	
Roof		Plain clay tiles	☐	☐	
Windows		stained timber	☐	☐	
Doors		stained timber	☐	☐	
Boundary treatments (e.g. fences, walls)	Existing timber fence.		☐	☐	
Vehicle access and hard-standing	Existing hard standing for vehicles.	New external terrace to be paved in stone flags.	☐	☐	
Lighting			☑	☐	
Others (please specify)			☐	☐	

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

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

06/38 01 Existing Site Plan
02 Proposed Site Plan
03 Location Plan
19 Proposed Site Section
06/38 20 Proposed Plans
21 Proposed Elevations
Design Access Statement
Supporting Information

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	—	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☑ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☑ No

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

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 a 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
- ☐ Existing watercourse
- ☐ Soakaway
- ☑ Pond/lake
- ☐ Main sewer

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:

Existing boathouse

Is the site currently vacant? ☐ Yes ☑ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

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

If you have answered 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
A4	Drinking establishments	☑				
A5	Hot food takeaways	☑				
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☐	unknown		87.5 m²	
OTHER	Please specify	☑				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
Proposed employees			-	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	N/A			

22. Site Area

Please state the site area in hectares (ha) 421 m²

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:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) ☐ Ethylene oxide (tonnes) ☐ Phosgene (tonnes) ☐

Ammonia (tonnes) ☐ Hydrogen cyanide (tonnes) ☐ Sulphur dioxide (tonnes) ☐

Bromine (tonnes) ☐ Liquid oxygen (tonnes) ☐ Flour (tonnes) ☐

Chlorine (tonnes) ☐ Liquid petroleum gas (tonnes) ☐ Refined white sugar (tonnes) ☐

Other: ☐ Other: ☐

Amount (tonnes): ☐ Amount (tonnes): ☐

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	A.W. Chatterton	14/4/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	A.J.Whatley	14/4/2008

~~B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☑	The correct fee: N/A	☐
		3 copies of a design and access statement:	☑
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	A.J.Whatley	14/4/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: | National number: 01625 869 866 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

CHARTERED ARCHITECTS

Supporting information

14th April 2008

Planning Application at:
Stoney Bank, Reacliffe Rd, Rudyard. ST13 8RS

1. Planning History of Site.

Rudyard Lake was constructed in the early 1800's as a reservoir to feed the local canal system, however since the construction of a railway link between Manchester and Uttoxeter in 1929 the lake has become a tourist attraction. Today it is a popular destination for day trips, offering walking, boating, sailing and fishing for visitors from a wide area. In 2001 a new visitor centre was constructed and provides a shop and café facilities for visitors. Numerous residential properties and boathouses have been constructed along the West side of the lake to enable visitors to enjoy extended stays.

Stoney Bank is a site designated for the accommodation of a boathouse and is situated on the west bank of Rudyard Lake within a cluster of other building ranging in use from residential accommodation to holiday homes. Planning permission was granted in 2004 for the extension & alteration of the boat house (Ref: 04/01000/FUL). Key dimensions of the approved scheme are as follows:

- 2 storeys of living accommodation above a boat house (upper living area as open mezzanine to living area below).
- Height of boat storage area =2.2metres (headroom)
- Height of lower living area =2.3metres (headroom)
- Height of eaves =1.2metres above upper living floor level
- Plan dimension of living area =6.3 x 3.17metres
- The approved building is situated centrally across the width of the site and set back approx 1.5metres from the edge of the lake. Access into the building from the elevated road is via steps across the site.

2. Pre-Consultation Meeting. 22nd May 07 with Mr S. Williams (Planning Officer)

A pre-consultation Planning meeting was held at Staffordshire Moorlands Office to discuss the possibility of extending the size of the previously approved boathouse to meet the needs of the current owner (Mr D. Bradley).

The following points were confirmed by the Planning Officer at the meeting:

- Planning permission 04/01000/FUL was deemed to be implemented as the foundations for the scheme have been formed.
- The principle use of the site should remain a boathouse; any associated residential accommodation should be ancillary to the principle use of the site.
- Residential accommodation to be used at weekends and holidays and should not be considered a permanent residence.
- The Council do not seek to increase the size of the residential accommodation; however they do not preclude an increase in the actual boathouse area for the storage of more than one boat.
- Justification of the intended use of any increased boathouse size will be required by the council.

We also understand Rudyard Lake is located in the Green Belt and Staffordshire Moorlands Special Landscape Area and proposals will be judged against the policies contained within PPG 2 –Green Belts and Staffordshire Moorlands Local Plan Policies N2 –The Green Belt, N8 & N9 –The Special Landscape Area.

Partners: Alan J.Mulford B.A. (Hons) Dip. Arch, R.I.B.A. Andrew Whiteley B.A. (Hons) Dip. Arch, R.I.B.A.

No. 4 Thorp House, Thorp Street, Macclesfield, Cheshire SK10 1LJ Tel. 01625 869866 Fax. 01625 869867 www.mmparch.co.uk

3. Proposed use of the boathouse.

The proposed Boathouse has been designed to reflect the same living accommodation as previously approved (app 04/01000/FUL) with enlarged storage area for the following leisure equipment:

- Storage for Canadian Canoes (2 Nr)
- Storage of fishing tackle inc rods, nets, other essential equipment and refrigerated storage for bait.
- Storage of fishing/rowing boat (10'6" Jimmy Skiff)
- Workshop and storage of sailing boat to be constructed (15'9" Dory sailing Skiff) inc sails, rigging and launching trolley.
- Storage of mountain bikes
- Changing and shower area inc toilet.

4. Personal profile of applicant.

David Bradley has always enjoyed and participated in a wide range of outdoor activities since he was a young boy. These activities include fishing and sailing (see attached photographs). He is now married and wishes to provide his future children with the same opportunities to enjoy outside sports and recreation as he did during his childhood.

David is still a keen angler and proposes to develop the boathouse at Stoney Bank so that he can utilise Rudyard Lake to continue this pastime. The proposed boathouse has been designed to accommodate the extensive fishing and sailing equipment acquired over many years. In addition to the safe storage of existing sports equipment the boathouse will also include a workshop for the construction and maintenance of a new sailing boat.

David also wishes to extend the use of the boathouse to other members of his family inc his brother & cousins who are also keen anglers and enjoy sailing and diving.

08/00031 P 2008 - MM

MMP
CHARTERED ARCHITECTS

DESIGN ACCESS STATEMENT (rev 01) **14th April 2008**

Proposed: Boathouse
At: Stoney Bank, Reacliffe Rd, Rudyard

1. ***TYPE OF APPLICATION***
   Full Planning

2. ***LOCATION OF PROPOSED DEVELOPMENT***
   Stoney Bank, Reacliffe Rd, Rudyard. ST13 8RS

3. ***DESCRIPTION OF PROPOSED DEVELOPMENT***
   Erection of new Boathouse.

4. ***DATE OF PREPARATION***
   26th October 2007

5. ***DATE OF ANY AMENDMENTS***
   14th April 2008

6. ***APPLICANT***
   Mr D. Bradley

7. ***AGENT***
   MMP Chartered Architects, No.4 Thorp House, Thorp Street, Macclesfield SK10 1LJ
   Tel: 01625 869866 E-mail: enquiry@mmparch.co.uk

8. ***ASSESSING THE CONTEXT OF THE SITE***

Assessment

Stoney Bank is a site designated for the accommodation of a boathouse and is situated on the west bank of Rudyard Lake within a cluster of other building ranging in use from residential accommodation to holiday homes.

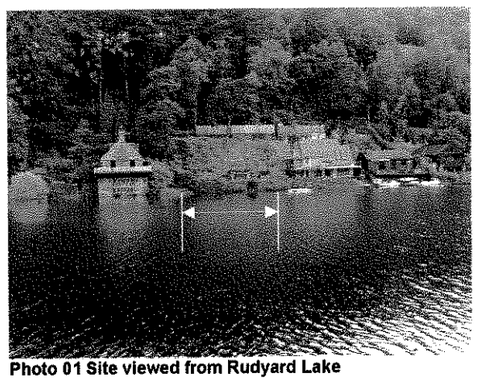

Photo 01 Site viewed from Rudyard Lake

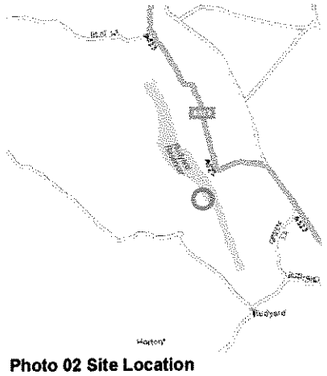

Photo 02 Site Location

MMP
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Involvement

Following the refusal of the previous planning application (07/01244/FUL) consultations with Steve Williams (Planning) and Steve Massey (Tree Officer) have been undertaken.

Evaluation

The following amendments have been made to reflect comments received from Planning and the Tree Officer:

- Boat storage area has been reduced in size.
- The building location has been moved forward and to the right hand side of the site to avoid clash with the existing tree on site.

Design

The proposed Boathouse has been designed to reflect the same area of living accommodation as previously approved (app 04/01000/FUL) with enlarged storage area for leisure equipment.

9. DESIGN PRINCIPLES & CONCEPTS APPLIED TO THE PROPOSAL

Use

The primary use of the proposed building is for the accommodation of boats and other leisure equipment with associated living accommodation above.

Amount of Development Proposed

The proposed boathouse has a footprint of 60sqm which is 14% of the total site area.

Layout

The proposed boathouse is to the north side of the site on the lake edge. The site slopes steeply from Reacliffe Rd down to the lakeside. The lower level of the building is set into the slope of the site to reduce its visual impact. Access to the building from the road is via a series of steps falling 8.0 meters to the building entry level and a further 3.6 meters to the lake side.

Scale

The overall dimensions of the proposed building are 7.9m high, 10.4m wide and 8.3m deep, however the dimensions of the upper living accommodation reduce to 4.9m wide by 6.3m deep.

Landscape

The site will be naturally landscaped to blend into the surrounding area. The provision of new trees/bushes will provide greater screening to the existing retaining wall at the back of the site.

Appearance of development

The external finished of the building are proposed to consist of timber cladding with a stone base at lower level, to reflect the general appearance of surrounding buildings on the lakeside.

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10. APPROACH TAKEN TO ACCESS

Access

3 car parking spaces are provided on site, off Reacliffe Rd.
Due to the nature of the steep sloping site it is impossible to provide full disabled access into the proposed building; however the new steps across the site have been designed to meet the requirements of an ambulant disabled person.

11. COMMITMENT TO MAINTAINING A RELEVAENT ACCESS STATEMENT

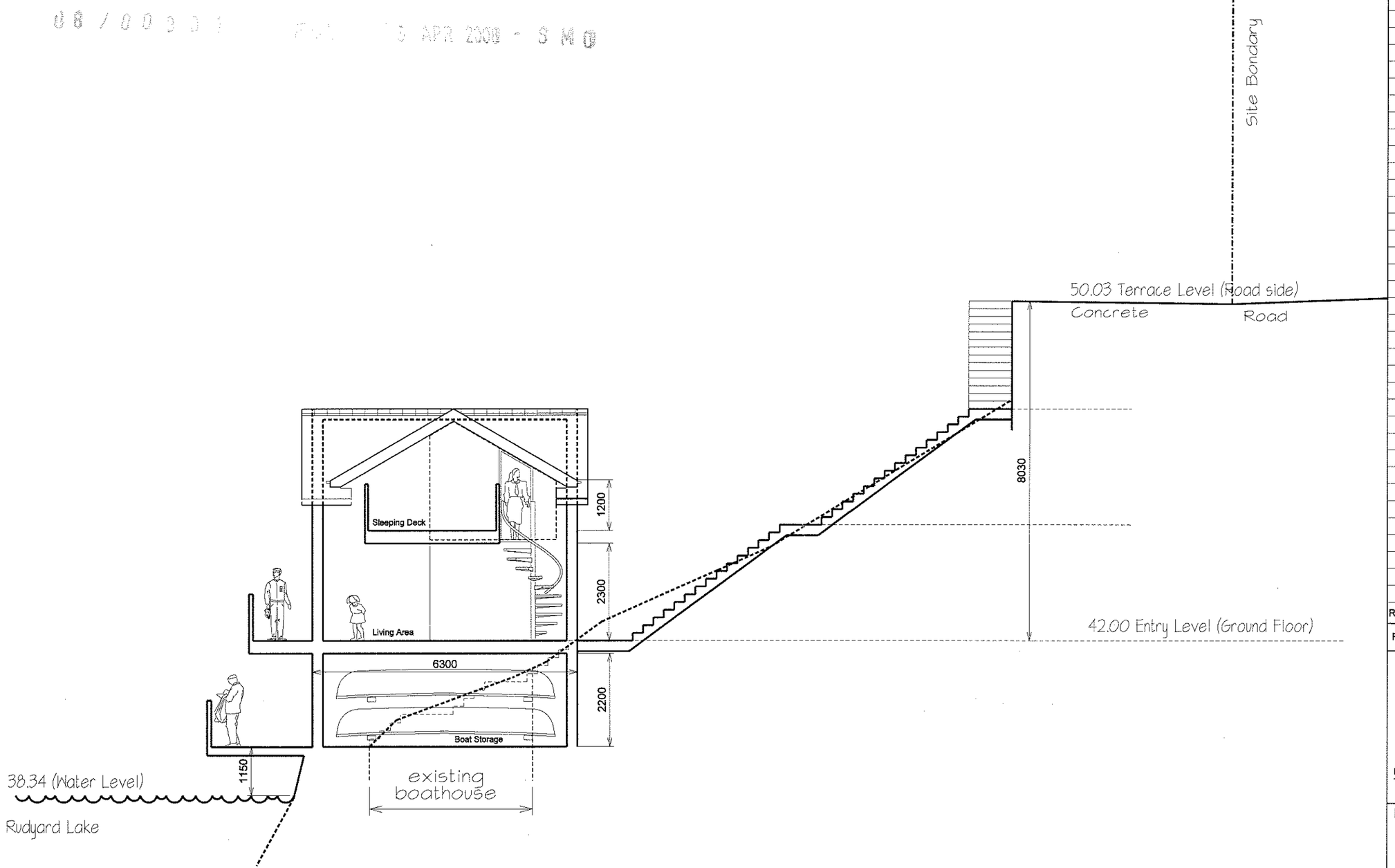
Not applicable.

12. DESIGN & ACCESS STANDARDS AND GUIDANCE FOLLOWED TO PREPARE THE DESIGN & ACCESS STATEMENT

- Building Regulations 2000 approved Document M 2004edition
- BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people- Code of Practice)

Partners: **Alan J.Mulford** B.A. (Hons) Dip. Arch, R.I.B.A. **Andrew Whiteley** B.A. (Hons) Dip. Arch, R.I.B.A.

08/00301 FAX 3 APR 2008 - SMO



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Rev	Description	By	Ckd	Date

Revisions

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No.4 Thorp House, Thorp Street, Macclesfield SK10 1LJ
Tel. 01625 869866 Fx. 01625 869867 www.mmparch.co.uk

PROJECT TITLE:

Stoney Bank
Reacliffe Road
Rudyard

DRAWING TITLE:

Proposed Site Section

Date:	Project Number:	Dwg. Number:
Apr 07	06/38	19
Scale:	Project Partner:	Drawn:
1:100 (A3)		AW

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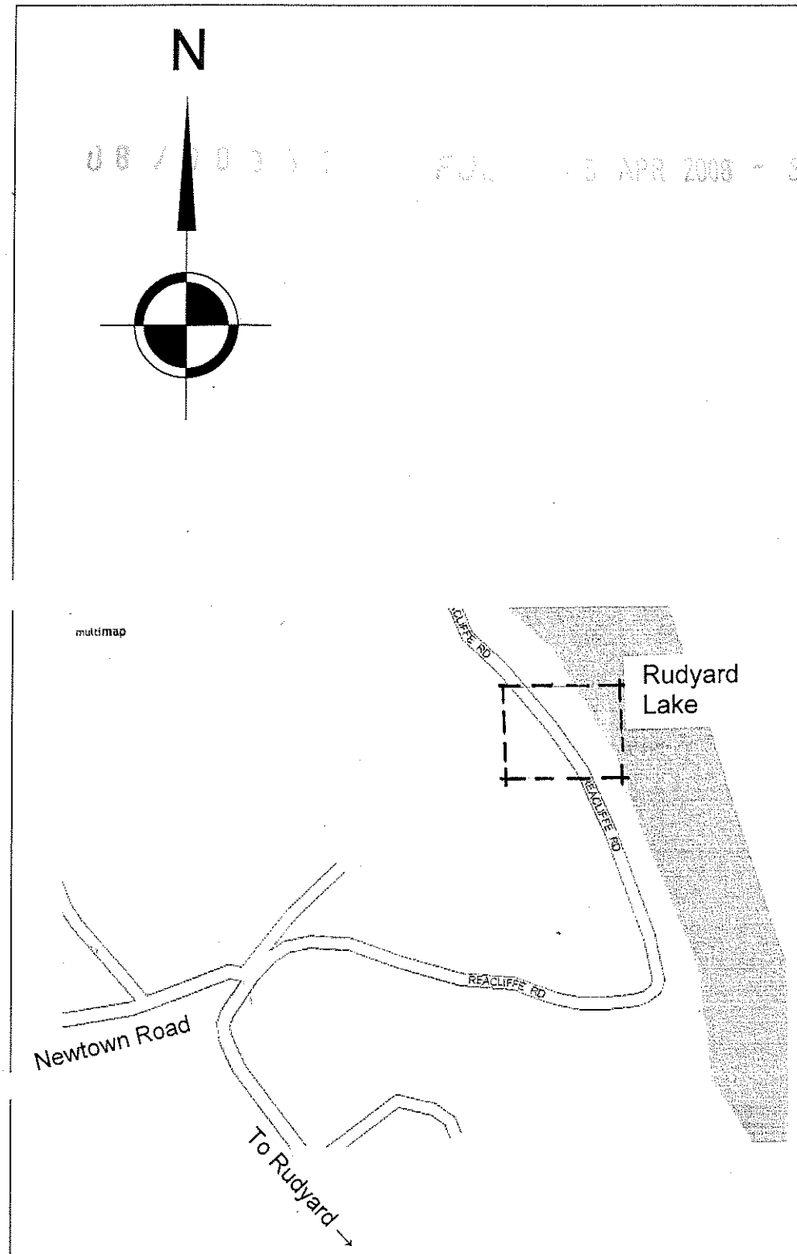
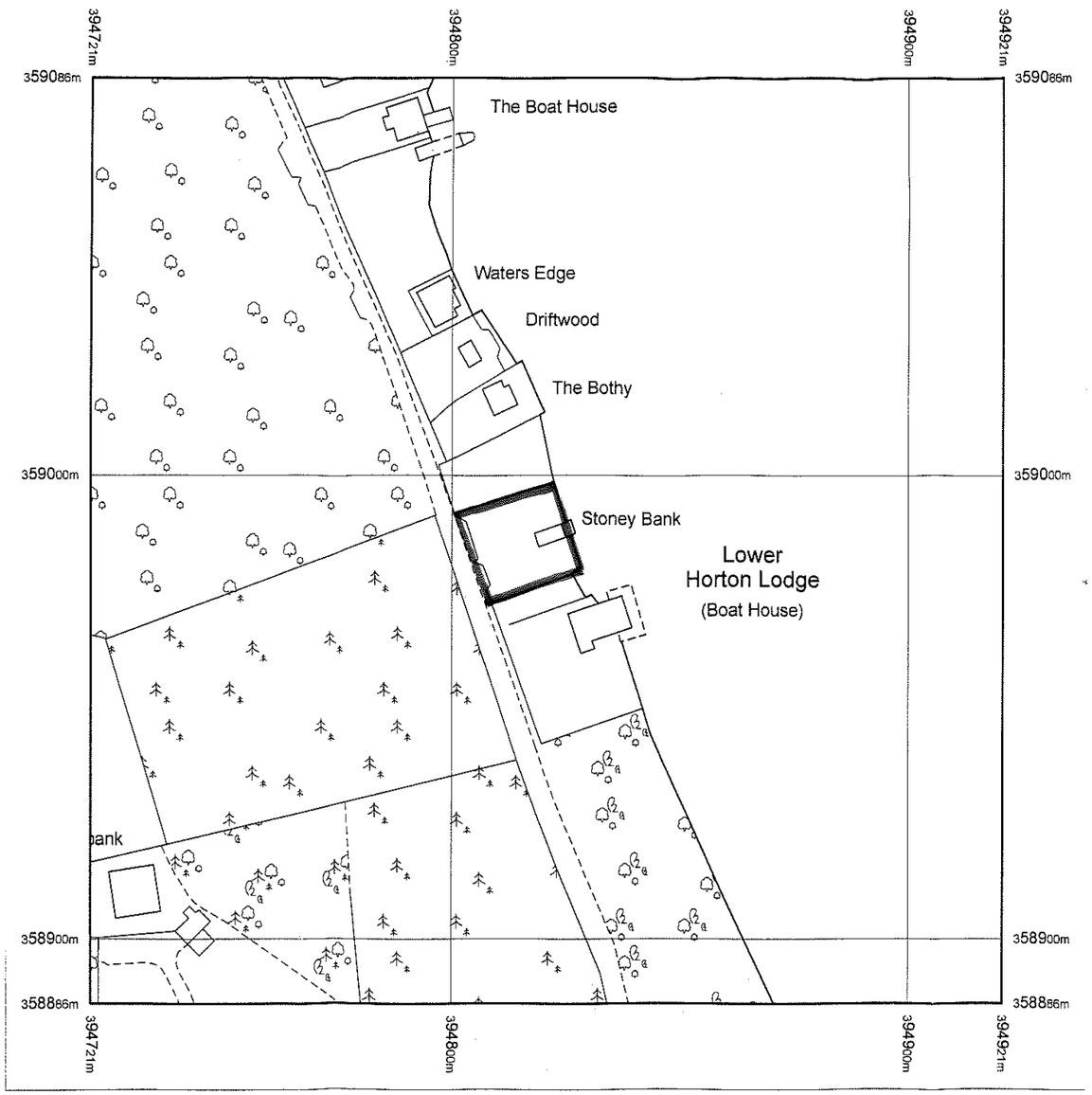


Regional Plan (not to scale)



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Metres
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Rev	Description	By	Ckd	Date

Revisions

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No.4 Thorp House, Thorp Street, Macclesfield SK10 1LJ
Tel. 01625 869866 Fx. 01625 869867 www.mmparch.co.uk

PROJECT TITLE:

Stoney Bank
Reacliffe Road
Rudyard

DRAWING TITLE:

LOCATION PLAN

Date:	Project Number:	Dwg. Number:
Oct 07	0638	03
Scale: 1:1250 (A3)	Project Partner: A.W	Drawn: AW

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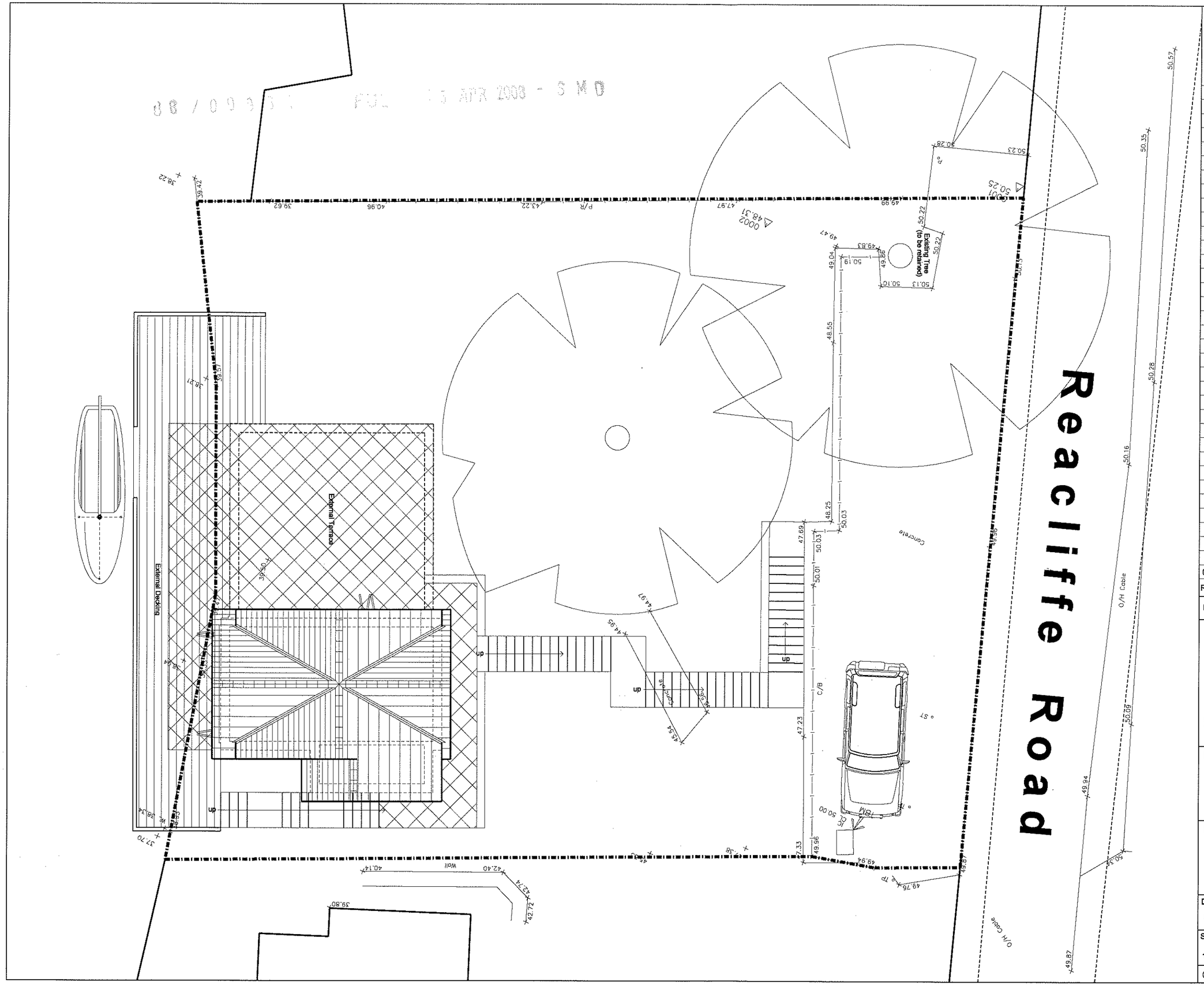

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Rev	Description	By	Ckd	Date
01	Reduced boat storage	AW		18.01.08

Revisions

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PROJECT TITLE:

Stoney Bank
Reacliffe Road
Rudyard

DRAWING TITLE:

Proposed Site Plan

Date:	Project Number:	Dwg. Number:
Apr 07	06/38	02
Scale:	Project Partner:	Drawn:
1:100 (A3)		AW

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08/00931/FUL 15 APR 2008 - SMG

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Rev	Description	By	Ckd	Date

Revisions

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PROJECT TITLE:

Stoney Bank
Reacliffe Road
Rudyard

DRAWING TITLE:

Existing Site Plan

Date:	Project Number:	Dwg. Number:
Apr 07	06/38	01
Scale:	Project Partner:	Drawn:
1:100 (A3)		AW

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