STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

08/00498 SMDC

Planning Service

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

part one

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. R. STEELE Address: 66 LADDEREDGE LEEK ST13 7AE Tel. No.: 386866	**2. AGENT** Name: Address: Tel. No.:
3. Address or location of proposed development.	AS ABOVE
4. Description of proposed development and the purpose for which it will be used.	GARAGE CONVERSION TO ANCILLARY ANNEXE AND NEW DETACHED DOUBLE GARAGE
5. Type and colour of external materials to be used for walls and roof.	RED BRICK AND ROOF TILES, UPVC FRAMES TO MATCH EXISTING DWELLING

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:-

DETACHED DOUBLE GARAGE 87/00962

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

Signed: S R Steele Date: 03/03/2008

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: S R Steele Date: 03/03/2008

Reference:	08/00498/FUL LEEK



Scale : 1:1250

This copy has been produced specifically for the Map Return Scheme purposes only. No further copies may be made.

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council. Licence no. 100018384. 2007.

Organisation	SMDC
Department	Planning
Description	

66, Ladderedge,
Leek,
Staffordshire,
ST13 7AE.

Friday, February 29, 2008

Dear Sir/Madam,

Please find attached plan proposing development at the above address.

For your information we would like to explain that the purpose of this proposal is to create a separate single bed -roomed annexe to accommodate our son who , in this present economic climate, has no opportunity to afford a property of his own. At age 27, we feel that he needs an independent living space, and see our proposals as the only possible way for him to achieve this.

The proposed annexe would be detached and self contained, yet still affiliated in all other respects to the existing detached dwelling which we all now occupy. Because we like living in this family home of ten years, part of our long term plan is that my wife and I (owners of, and presently living in, number 66) would eventually trade places with our son, taking over the annexe when we become elderly or when he starts a family and needs a larger family home.

The annexe would be created from the existing double garage and we would like to reassure you that we have designed it to be in keeping with the existing property (same bricks, tiles, windows, doors and barges etc.) and it would be fitted out to a high standard, in keeping with the value and calibre of the present house. The proposal is to convert the garage to a bedroom, shower room and kitchen, and add a small extension to accommodate a sitting room overlooking the garden. The land to the side and front of the the main house would then accommodate a new garage and store room.

The area in which the new garage would be built is already screened from the neighbours and the road by an embankment containing mature trees and shrubs, and it would be mainly set into the embankment. We have shown our plans to both adjacent neighbours and neither has voiced any objection to what we have proposed. As the frontage and garden will not have to be changed at all, there should be no impact on the existing environment, but would give a homely, courtyard feel to the front of the house.

We hope that you can support us in this proposal, as we are hoping to give ourselves and our son some independent space, whilst maintaining the value and calibre of our family home.

We would be pleased to discuss any issues or suggestions you may have , in order to affect a positive outcome.

Yours sincerely,

Mr. and Mrs . Steele, and son.

08/00498 ... SMDC


Please note that this photo montage was created for illustration purposes only.
S.R.Steele 03/03/2008