STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

FORM 1

Planning Service

08/00985/FUL - 1 MAY 2008 - S M D

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

Part 1

Please read the attached guidance notes before completing this form.

FOUR copies of this form and FOUR copies of the plans are required.

1. APPLICANT	2. AGENT
Name: MRS D SEATON	Name:
Address: LITLEY DALE, HARPLOW LANE CHEADLE, ST10 1ND	Address:
Tel. No.: 01538 751287	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.
LITLEY DALE, HARPLOW LANE, CHEADLE

4. Description of proposed development.
PROPOSED REPLACEMENT DWELLING

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) ☐ 2. Design ☐ 3. External Appearance ☐ 4. Means of Access ☐ 5. Landscaping ☐	
(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		

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Design Access Statement
Proposed Replacement Dwelling
Litley Dale ,
Harplow Lane, Cheadle, Staffs.



Mrs. D. Seaton
April 2008

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1.0 Introduction

1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in Circular.

Guidance on changes to the development control system which came into effect on the 10 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 and Access Statements: How to Write, Read and Use Them.

1.3 Mrs D Seaton owns the property to which this proposal has been prepared.

1.4 The proposal consists of a detailed design for the provision of a replacement dwelling. The Existing dwelling is bound on two sides by existing neighbouring dwellings of various styles and sizes and on the two remaining sides open fields.

1.5 The production of this appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context in order to provide a vibrant extension to the diversity of the surrounding area.





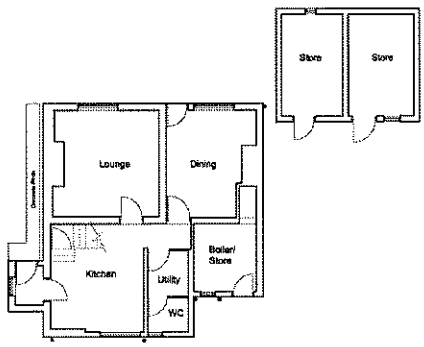
Photos of the existing dwelling

2.0 Use

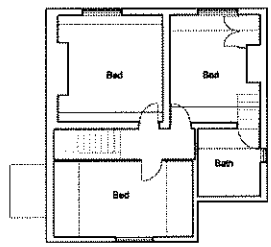
2.1 Mrs Seaton has recently purchased the dwelling and due to structural faults wasn't able to obtain a mortgage for the property, whilst the property is habitable she would like to replace the dwelling with new.

2.2 The proposal is for a 4 bedroom detached dwelling as shown on the supporting drawings, we seek approval to replace this with a more suitable structure as part of this application.

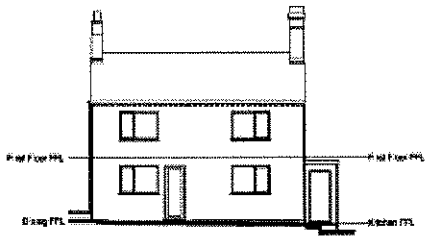
2.3 The Existing out building is currently used as a coal house and general storage and it is intended to remain as indicated on the site layout.

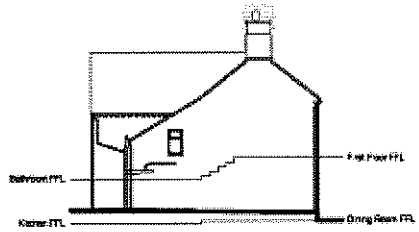


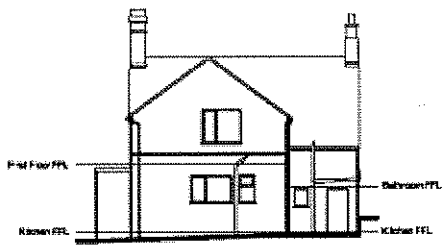
Ground Floor Plan

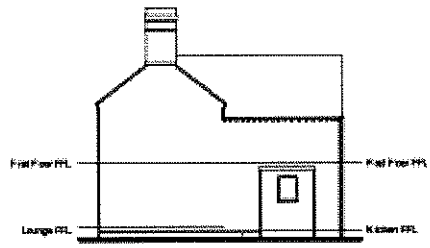


First Floor Plan


Rear Elevation


Side Elevation


Front Elevation

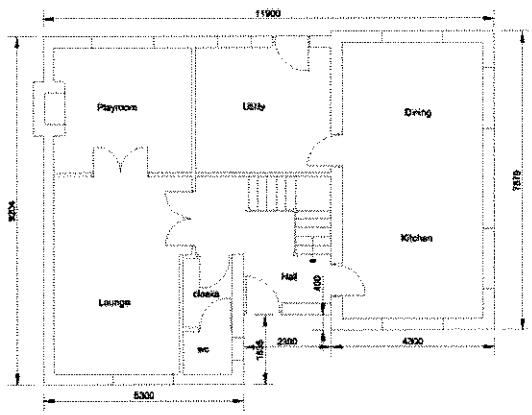

Side Elevation

3.0 Amount

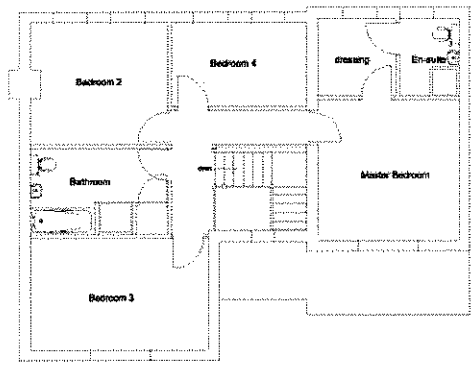
3.1 The proposed dwelling is approx 30 percent larger than the existing thus making the proposed a 4 bedroom dwelling.

3.2 The existing building is a brick cottage comprising of kitchen, living room, dinning, utility room, cloaks/wc and a boiler room, on the ground floor with 3 bedrooms and a bathroom on the first floor.

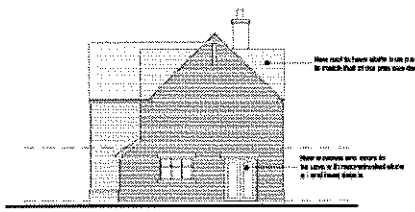
3.3 The amount of accommodation proposed is in direct response to Mrs Seatons family requirements and desires to live in the countryside.



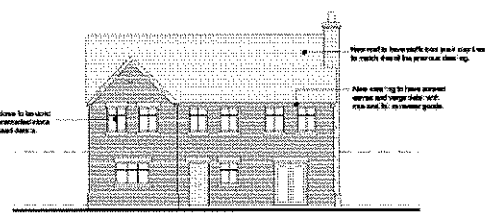
Ground Floor Plan 1:50



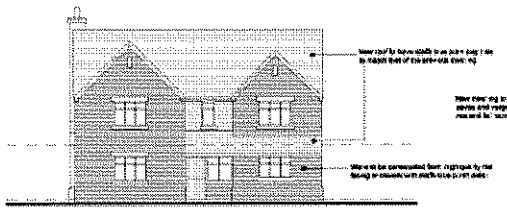
First Floor Plan 1:50



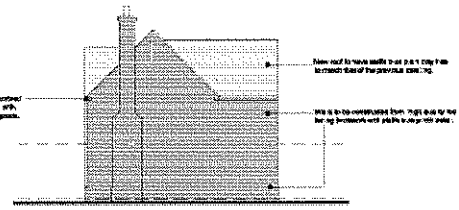
Side Elevation 1:100



Rear Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

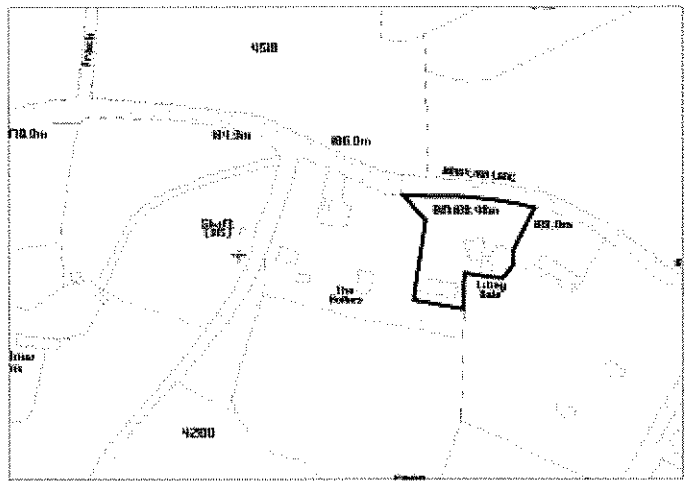
4.0 Layout

4.1 The dwelling currently occupying the site is of very poor condition and would require major structural work to rectify.

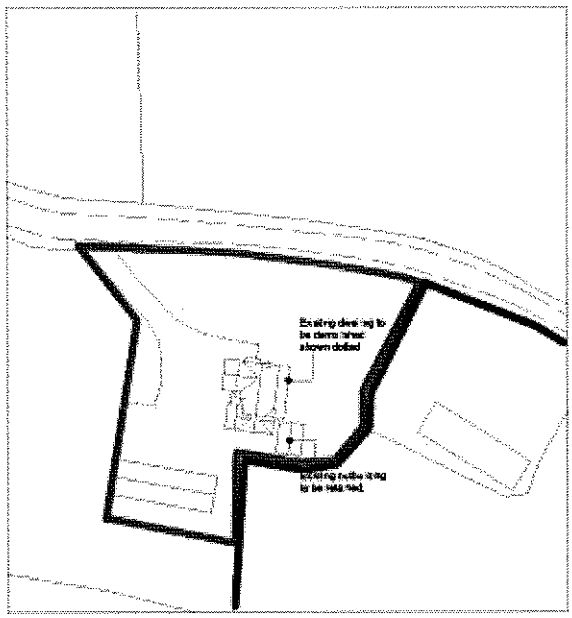
4.2 The proposed new dwelling will be sited in a similar location within the site along side the existing out building to be retained.

4.3 The main Access to the existing building is off Harplow Lane.
as shown on the site layout plan and due to the nature of this development will remain un-changed.

4.4 The arrangement of the surrounding buildings in predominantly detached type construction and so replacing the existing helps to enhance and retain the sense of spatial continuity and enclosure to the boundaries by reinforcing the established building lines.



Site Location Plan



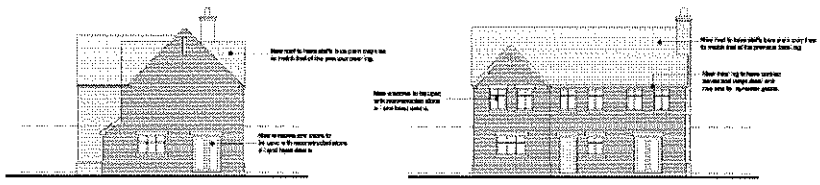
Site Layout Plan

5.0 Scale

5.1 Most of the existing buildings surrounding the site are residential of varying ages and architectural styles. Most of the built form is around two storeys high due to the nature of the detached construction although there are a few bungalows nearby. These surrounding buildings are primarily constructed from facing brickwork /stone with plain clay tiles to the roof. The proposal responds positively to reinforce this established pattern of development through being a 2 storey dwelling.

5.2 The nature of the proposed building dictates that it will need to be constructed from quality facing brickwork with a corbelled eaves detail to match that on the existing. These elevations have been designed to blend in with the established style of the area.

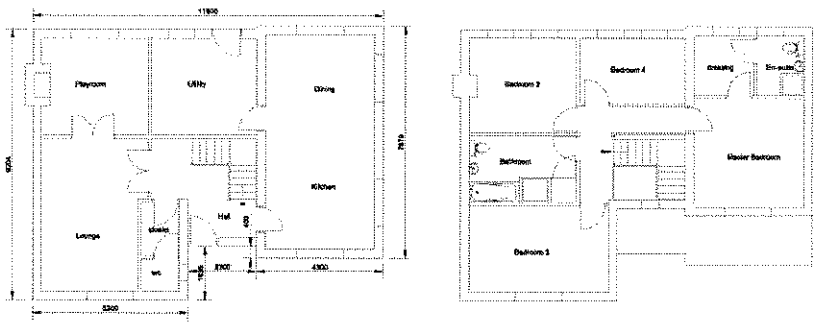
5.3 The proposed dwelling incorporates the red facing brick, stone sill and head details with a plain clay roofing tile which will directly match the colour and tonal qualities of the surrounding area.



Side Elevation 1:100 Rear Elevation 1:100



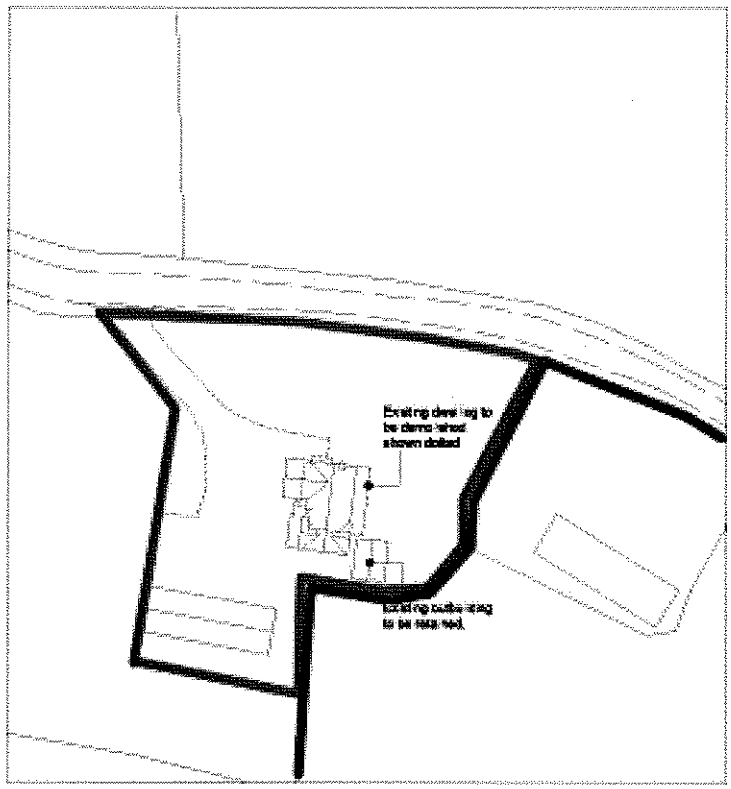
Front Elevation 1:100 Side Elevation 1:100



Ground Floor Plan 1:50 First Floor Plan 1:50

6.0 Landscaping

6.1 The site has existing gardens which will be redesigned once the dwelling is complete.

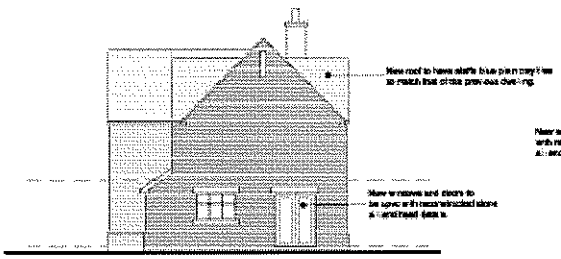


Site Layout Plan

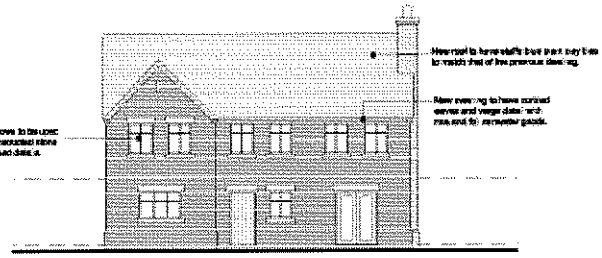
7.0 Appearance

7.1 The existing buildings surrounding the site of varied architectural styles and proposed dwelling has been designed to suit traditional Staffordshire styles and provide a high quality development within the site.

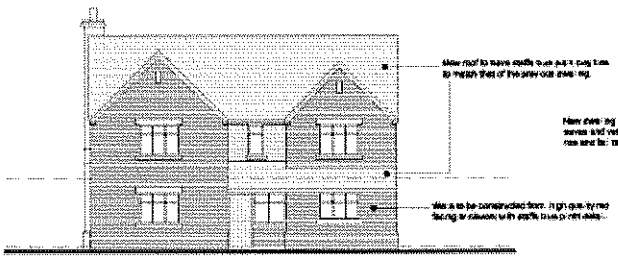
7.2 The proposed dwelling incorporates the red facing brick to the gables and walls with a plain clay roofing tiles, The chimney has been positioned on the outside to give that rustic feel together with the corbled eaves and rise and fall rain water goods.



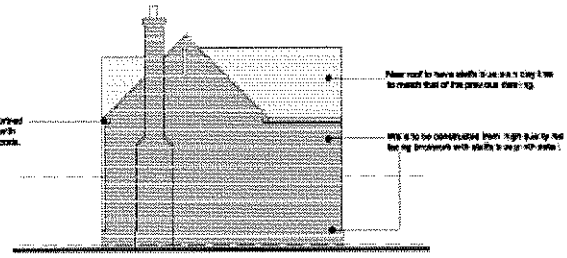
Side Elevation 1:100



Rear Elevation 1:100



Front Elevation 1:100



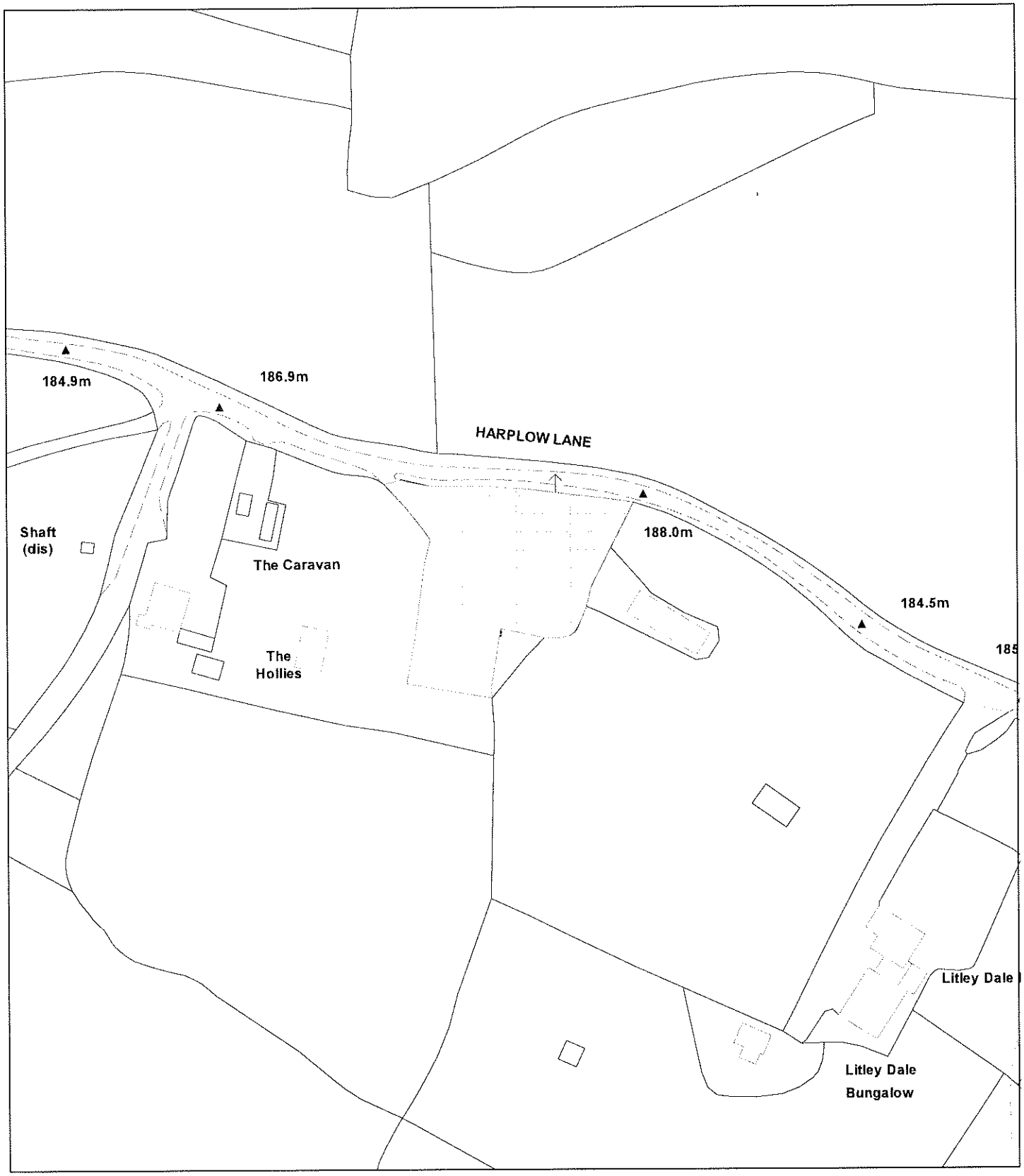
Side Elevation 1:100

8.0 Access

8.1 For the purposes of this statement compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purposes of this statement of the definition of 'disability' is taken as that in part 1 of the Disability Discrimination Act 1995.

Reference:	08/00985/FUL Cheadle



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set