STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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

0712

Part 1

FUL

20 MAR 2006 - S

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. M & MRS. Z. JACKSON Address: SHEPHERDS LODGE FARM KINGSLEY ROAD, Tel. No.: CELLARHEAD, ST9 0DJ	**2. AGENT** Name: Stephen Gould Associates TOWN & COUNTRY PLANNING CONSULTANCY Address: 29A, St. Edward Street, Leek, Staffs, ST13 5DN. Tel. No.: TEL: 01538 386806 FAX: 01538 384401
3. Address or location of proposed development.	SHEPHERDS LODGE FARM, KINGSLEY ROAD, CELLARHEAD.
4. Description of proposed development and the purpose for which it will be used.	FIRST FLOOR EXTENSION TO CREATE ADDITIONAL BEDROOM
5. Type and colour of external materials to be used for walls and roof.	NATURAL STONE & TILE TO MATCH

6. Do you propose to: (Delete as appropriate)

i)	Demolish any buildings or structures?	~~YES~~/NO)			
ii)	Fell any trees or shrubs?	~~YES~~/NO)	(If 'YES' show their position on your plans)		
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:-
BATHROOM EXTENSION 1993

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 J Gould Date: 20-3-2006

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 J Gould Date: 20-3-2006

NOTES FOR APPLICANTS

STEPHEN GOWER ASSOCIATES

[illegible]

PRINCIPAL: Mr S. J. GOWER, BA, DipTP, MRTPI

Associate: Mr K Wainman, BA, DipTP, MRTPI, Dip LA

Head of Planning and Building Control
S.M.D.C
Moorlands House
Stockwell Street
Leek

29A St Edward Street,
Leek,
Staffordshire,
ST13 5DN.

[illegible]

[illegible]

Email: steve@sgaplanners.co.uk

20th March 2008

Dear Sir

Supporting Information – Proposed First Floor Extension to Shepherds Lodge Farm, Kingsley Road, Cellarhead

The Existing Property

The property comprises part two storey and part single storey buildings of natural stone construction with clay tile roof. Accommodation at ground floor level comprises kitchen, dining room, study, bedroom and lounge with attached garage and two bedrooms, bathroom and store at first floor level. The bathroom is an addition to the original dwelling granted approval in November 1993 (SM93-0743)

The proposed Scheme

The main problem with the property is a lack of a fourth bedroom for one of the applicant's children. At present the use of the ground floor bedroom is also not satisfactory as it is accessed through the lounge. The scheme proposes the main bedroom above the lounge and with some internal alteration link this into the existing first floor accommodation. Externally it would be possible to extend the pitched roof at two-storey level in matching stone and clay tile roof in keeping with the facing materials of the existing farmhouse.

Effect on the Openness of the Green Belt and the Character of the Special Landscape Area

As the application site is situated in the open countryside within the designated Green Belt the effect of the extension on the openness and amenities of the locality is an important material factor. It is contended that the existing

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building complex would not be significantly increased in size or mass by the addition of a first floor extension. The increase in height of the roof would be to a maximum ridge height of 6 metres as compared with the existing single storey building of 4.5metres to ridge. Moreover the simple character and identity of the original farmhouse would be retained by extending in this way. The effect on the openness of the Green Belt and wider landscape is therefore considered minimal.

Interpretation of Policy H13- Extensions to Dwellings in the Countryside to the Council from a request reasons.

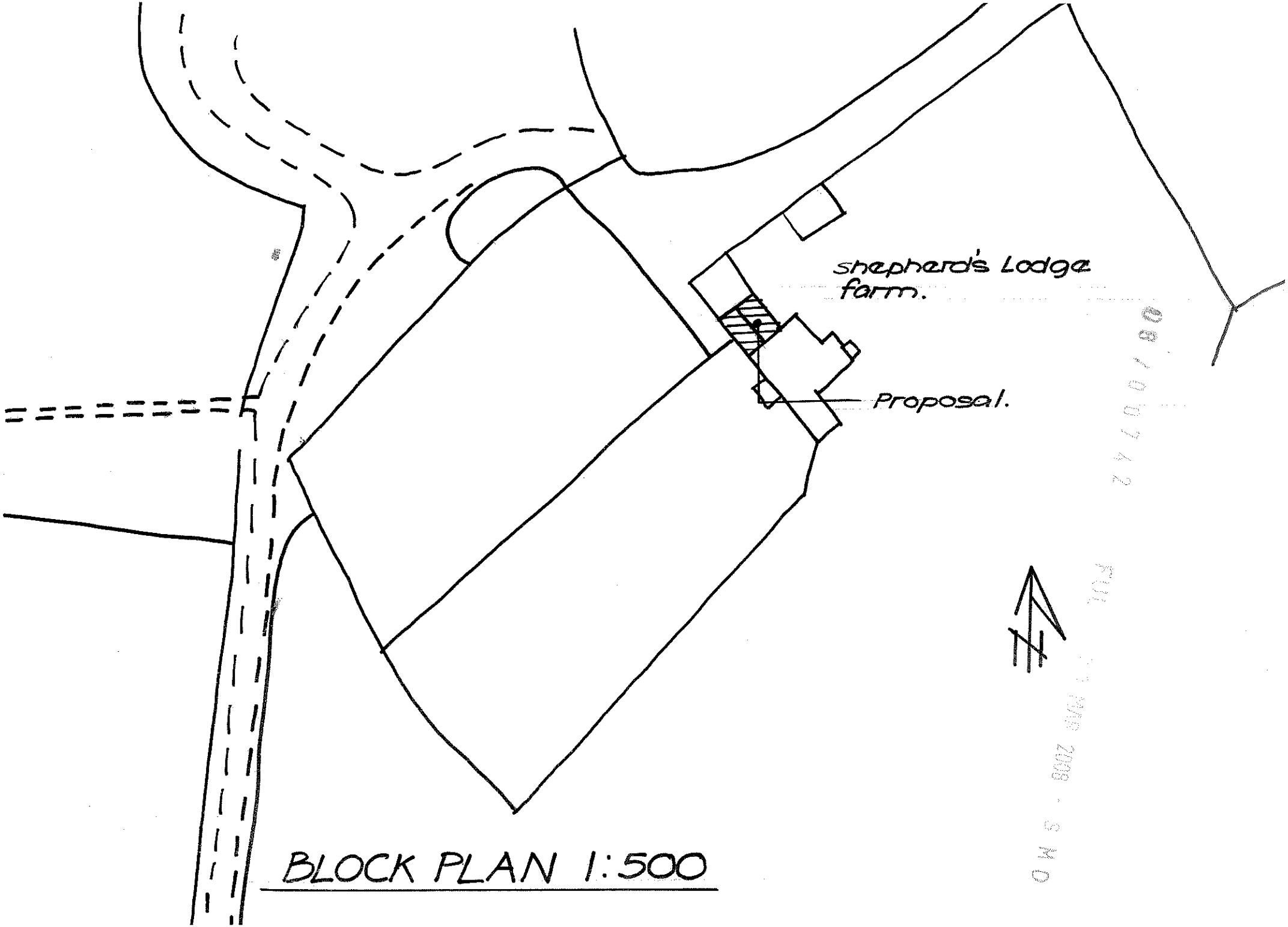
As far as can be ascertained the only extension to this farmhouse complex was for an extension to create the bathroom at first floor level (as shown on the existing survey plans) in 1993. If the floor space of this extension is added to that now proposed as is required to determine the cumulative increase in floor space to the original dwelling, the overall increase would represent a 23% addition to the floorspace of the original dwelling taking account of the previous bathroom extension. These figures are based on floorspace to the original dwelling of 158.38 sq.m. Based on aerial photographs taken in the 60's the two-storey farmhouse is clearly shown with the existing single storey attached building on the western elevation of the same dimensions. The attached outbuilding on the eastern elevation appears greater in footprint terms and has probably been re-built shorter in length but with an increased roof pitch/height. The additional increase in living accommodation now proposed is therefore within the 30% guideline and would represent a modest increase to the size of the property, which would not impinge on, or undermine, policies to maintain the openness or adversely affect the visual amenities of the Green Belt.

Conclusion

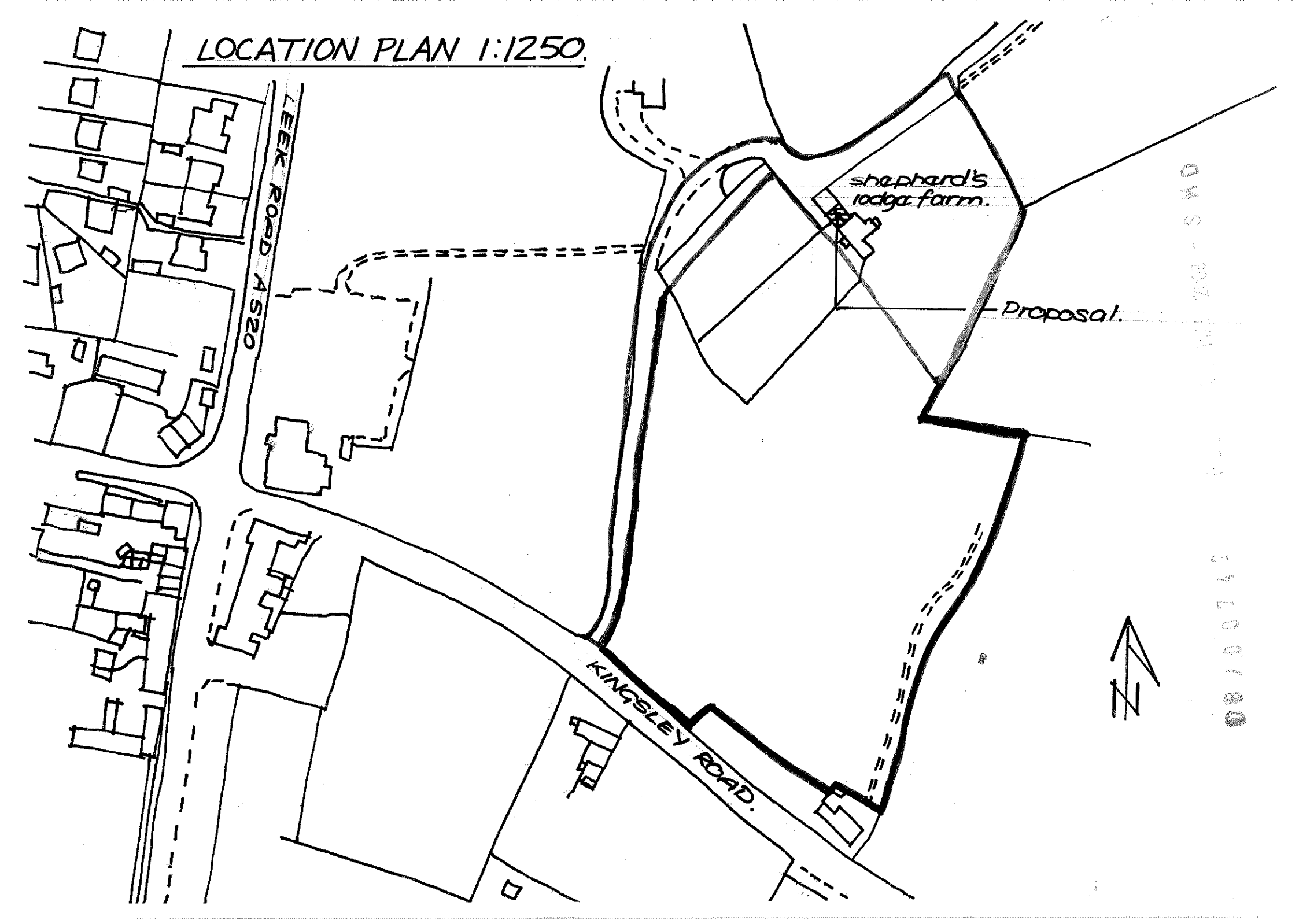
This scheme proposes a modest increase in accommodation to the original dwelling, which would maintain the character of the existing building in line with the requirements of Policy H13 of the adopted Local Plan. In terms of any effects on the openness of the Green Belt or the landscape generally the impact is similarly considered to be minimal. The scheme itself, in design terms, also maintains the identity and simple character of the farmhouse in line with Development Plan policy.

Yours Faithfully

S.J. Gower



BLOCK PLAN 1:500


LOCATION PLAN 1:1250.
LEEK ROAD A520
shephard's lodge farm.
Proposal.
KINGSLEY ROAD.
N

08/00742/FUL

Cheddleton



Scale : 1:2500

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Organisation	SMDC
Department	Planning
Comments	
Date	01 April 2008
SLA Number	Not Set

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