08 / 00 0 4 / OUT - 7 APR 2008 - S M O

Part 1

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form
nd in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection
ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: K Surname: Dawson

Company name

Street address: Dane Heights
Clay Lake
Endon

Town/City Staffordshire Moorlands

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr First Name: S Surname: Sammons

Company name: Sammons Architectural Ltd

Street address: 10 Cawdry Buildings
Fountain Street

own/City Leek

ounty: Staffordshire Moorlands

ountry:

ostcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538386002	
Mobile number:			
Fax number:			

Email address:

Description of the Proposal

ease indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

ease describe the proposal:

ection of two storey dwelling

is the building or works already been carried out? ( ) Yes (●) No

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name:

Street address:

Stockton Brook

Town/City: Staffordshire Moorlands

County:

Postcode: ST9 9LL

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

Easting:

Northing:

Description:

Land at the junction of Clewlows Bank and Stanley Road

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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)

Proposed site layout

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Brick to LA approval

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Grey tile to LA approval

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:

Design and Access Statement

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

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

Proposed layout drawing

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 an appropriate 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 ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

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

) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

5. Existing Use

lease describe the current use of the site:

pproved building plot

the site currently vacant? ◉ Yes ○ No

Yes, please describe the last use of the site:

evelopment site (commenced)

hen did this use end (if known) (DD/MM/YYYY)?

oes the proposal involve any of the following:

nd which is known to be contaminated? ○ Yes ◉ No

nd where contamination is suspected for all or part of the e? ○ Yes ◉ No

proposed use that would be particularly vulnerable to the presence of ntamination? ○ Yes ◉ No

pplication advice

you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

. Trees and Hedges

there trees or hedges on the proposed development site? ◉ Yes ○ No

d/or: Are there trees or hedges on land adjacent to the proposed development site that could uence the development or might be important as part of the local landscape character? ◉ Yes ○ No

es to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be ermined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? 00.01 hectares

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:

None

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

s any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site

		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site

	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)

25. 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)

(●) The agent ( ) The applicant ( ) Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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.

Title: Mr First name: S Surname: Sammons

Person role: Agent Declaration date: 27/03/2008 ☒ Declaration made

6. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

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

B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 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: ( )

Title: Mr First Name: S Surname: Sammons

Person role: Agent Declaration date: 27/03/2008 ☒ Declaration Made

27. Declaration

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

Date 27/03/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Erection of two storey dwelling (outline)**

ADDRESS : **Land at the corner Stanley Road and Clewlows Bank**

APPLICANT : **Mr K Dawson**

DATE : **April 2008** **JOB No.** : **2008-1535**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of a two storey dwelling on part of a site that has outline planning permission for two bungalows (05/00715/OUT) and an extant full planning permission for a single bungalow (SM74/237). The site is located within a pocket of predominantly residential land within the Green Belt. Given the nature of the proposal and its location, it is considered that the Assessment Area should be the nature of the planning permission and of the area within which the site is located.

Physical

The application site measures about 0.08 ha. and is flanked on its south east and north west boundaries by the gardens of Ashgrove and The Gables. The latter was the subject of a planning permission granted in 2003 (03/00533/FUL) allowing an extension of the dwelling by 78%). This permission has been implemented.

The character of properties near the site is as follows:-

- Other than the Rose and Crown PH, the land use in the vicinity of the site is exclusively residential
- The majority of dwellings nearby are two storeys
- Dwellings are mostly large within large plots. Plot sizes are generally in the range of 0.5-1.0 ha.
- The application site is located at the junction of Clewlows Bank and Stanley Road. There are built up frontages on both sides of the road from the application site boundary for 110m to the south along Clewlows Bank, and 105m to the south-west along Stanley Road. There are further additional lengths of built frontage on one side of the road of 60m along Stanley Road to the south-west and 70m to the north-east, and along Clewlows Bank for 400m.
- The ages and styles of buildings in the area are mixed. There are a small number of late C19th dwellings, but the majority of development in the area has taken place throughout the C20th.
- There is a pattern of planning decisions favouring new development in the area. The most recent new house has been erected two plots away from the application site at Chestnut House. An Approval of Reserved Matters application for a new dwelling on land adj. Rose Cottage was granted in April 1999 (99/00025/OLD). The approval of a 78% extension to The Gables was allowed in 2003.
- Materials used in the area are mostly a local red brick for walls and a Staffordshire clay plain tile for roofs. There are however some painted rendered buildings or areas of render within brick buildings, and some use of concrete roof tiles.

Generally, the Assessment area comprises a pocket of housing development clustered around the junction of Stanley Road and Clewlows Bank.

Planning Policy

The application site is located in an area indicated in the Development Plan as being in an area of open countryside that has been included in the North Staffordshire Green Belt. The proposal must therefore be judged against the policies contained within PPG 2 'Green Belts' and the Green Belt policies of the Staffordshire and Stoke on Trent structure Plan and the Staffordshire Moorlands Local Plan. The Structure Plan policy is expressed in policy D5B and Local Plan Green Belt policy is contained in Policy N2. These state that, except in the case of very special circumstances, there is a general presumption against inappropriate development in the Green Belt.

Paragraph 3.1 of PPG2 states that Green Belts are subject to normal countryside protection policies but, in addition, include a presumption against inappropriate development and that such development should not be permitted except in very special circumstances. Paragraph 3.4 of PPG2 states that new buildings in the Green Belt are inappropriate unless falling within a limited list which is set out in that paragraph. Dwellings are not included in the list. The proposal therefore represents inappropriate development. If planning permission is to be granted, the proposal must therefore illustrate very special circumstances.

Special Landscape Area policies are set out in Local Plan policies N8 and N9. These require that the high quality of the natural landscape is protected.

INVOLVEMENT

The proposal is informed by the series of planning permissions for residential development on this site, and in particular the extant planning permission 05/00715/OUT which expires on the 2nd of September 2008 and the extant full permission for a bungalow.

EVALUATION

The application proposes the erection of a single dwelling on a site that already has planning permissions for a single large bungalow (full) and for two dwellings conditioned to be single storey (outline). The principle of residential development on the site is therefore accepted. The full planning permission for the erection of a bungalow has been determined by the Council as having commenced (see decision 02/1004/CL_EXG). The outline planning permission for two dwellings was granted in 1989 and was renewed in 1994, 2003 and 2005. The current permission expires in September 2008.

The first very special circumstance, therefore, is that housing development is approved on the site by virtue of decision 02/1004/CL_EXG.

The second very special circumstance is that there is an extant outline planning permission for a dwelling generally on the footprint of this application.

The third very special circumstance is that despite the site and its surroundings being in the Green belt, the Council has demonstrated through a series of recent decisions allowing new buildings and large extensions to existing buildings that the area plays only a limited part in the protection of the openness of the Green Belt. The application is not considered to contribute towards the openness of the Green Belt.

The fourth very special circumstance relates to the scale of the development on the site, its relationship with existing nearby buildings and its comparison with existing planning permissions on the site. In support of this v.s.c., the following factors have been taken into account:-

- The limits of the footprint of the proposed building are smaller than the existing permissions on the site. This is illustrated on the planning application drawing. The maximum and minimum parameters of the proposed building are set out in the scale

part of the Design section below.

- The front of the proposed building is set back from the front of the neighbouring dwelling and is set back from the general building line along Stanley Road.
- From Clewlows Bank, the proposed building will be seen against the large silhouettes of The Gables, Chestnut House and Stanley Villas (photo 8).
- From Stanley Road the proposed building will be seen against the silhouettes of Moorcroft and Ashgrove which are on higher ground.
- Generally the views of the site are seen against a pattern of established and new dwellings. The site does not have the character of a traditional Green Belt site.
- The site is surrounded by a tall conifer hedge.

The proposal is not considered to be in conflict with the Special Landscape Area policies by virtue of the site not having a natural landscape quality. The nature of the site is dominated by urban qualities rather that natural qualities; the site's boundaries are shared with neighbouring houses and their gardens and with a tarmacked road. It is considered that the extant planning consents on the site demonstrate the Council's agreement that the site does not make a positive contribution to the landscape.

DESIGN

The application is considered to propose a development that reflects the character of the area in which the site is located.

Use

The proposed building is to be used for residential purposes.

Amount

The application proposes a single two storey dwelling.

Layout

The proposed building has been placed on the site where it does not extend in front of the front wall of The Gables, nor behind its rear wall.

Scale

The maximum parameters of the footprint of the building are 13m by 14m. The minimum parameters are 11m by 11m. The height parameters are proposed at 7.75m to 8.75m.

Landscaping

The site is considered to be within an urban setting. No landscaping is therefore proposed. However, the tall conifer hedgerow surrounding the site is proposed to be retained, and conditions requiring further landscaping would be acceptable.

Appearance

The appearance of the proposed dwelling will largely be controlled by a detailed application. However, one element of the appearance, its scale, is controlled by the scale parameters.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The site has limited access to public transport. The only community services within easy walking distance of the site are the public house opposite and Bagnall Village Hall on Clewlows Bank.

INCLUSIVE ACCESS

The proposed development is capable of making provision for access by less abled people.