Part one

Application for Outline Planning Permission with all 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.
f 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ct and is not to be published on the council's website, please contact the council's planning department.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: Mrs | First name: J&S | Surname: Hodgkinson and Lacey

Company name:

Street address: Fairlawn
Cheddleton Road

Town/City: Leek
County: Staffordshire Moorlands
Country:
Postcode: ST13 5RB

	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: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: England
Postcode: ST13 6JP

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

Email address: sammonsltddavidb@aol.com

Description of the Proposal

Please describe the proposal:

ection of single dwelling (outline)

s 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: Fairlawn

Street address: Cheddleton Road

Town/City: LEEK

County: Staffordshire Moorlands

Postcode: ST13 5RB

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

Easting: 398749

Northing: 354568

Description:

5. 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

6. Pre-application Advice

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

7. Neighbour and Community Consultation

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

8. Council Employee / Member

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

9. Site Area

What is the site area? 00.06 hectares

10. 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

11. All Types of Development: Non-residential Floorspace

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

12. 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

13. Hours of Opening

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

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

14. 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

15. Existing Use

Please describe the current use of the site:

Garden

Is the site currently vacant? ○ Yes ◉ No

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

Application advice

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

16. 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

17. Certificates (Certificate A)

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.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 03/04/2008 ☒ Declaration made

17. 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: David Surname: Breakwell

Person role: Agent Declaration date: 03/04/2008 ☒ Declaration Made

18. Declaration

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

Date 03/04/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of single dwelling (outline)
ADDRESS : Fairway, Cheddleton Road, Leek
APPLICANT : Mrs J Hodgkinson and Mrs S Lacey
DATE : April 2008 JOB No. : 2008.1551

DESIGN

ASSESSMENT

Assessment Area

The site is located in a residential area on the outskirts of the town of Leek. Given that the nature of the proposal is residential, it is considered that the Assessment Area should be informed by the character of dwellings near the site.

Physical

The site represents part of the garden of Fairway. Fairway is a substantial hipped, predominantly brick two storey house. It was built in about the 1930's and has a plain tiled roof. The style and age of housing in the area is mixed, although close to the site development mostly dates from the 1970's. Buildings are usually large within generous plots. There is a history of dwellings being built in large gardens in Birchall.

Planning Policy

The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The site is located within the settlement boundary of Leek and in a residential area on the outskirts of the town. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.

There are a number of decorative trees and shrubs on the site. Policy B13(B) requires that existing trees should be retained where they contribute to the character of the site and its surroundings.

PPS1 Delivering Sustainable Development sets out the Governments strategy for the provision of new development in sustainable locations. The site is within reasonable walking distance of Leek town centre where there is a wide range of employment opportunities, shopping and entertainment facilities. A bus service is also available.

PPS3 Housing requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). It states that LPA's are responsible for delivering both the right quantity of housing to meet demands and needs in its area, and the right quality and mix for its communities. Para 25 states that one of the Government's key objectives is to provide a variety of high quality market housing and includes the managed replacement of existing housing where appropriate. Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure. It states that the priority should be to develop previously developed land, particularly vacant or derelict land or buildings. The site is classed as previously developed land for the purposes of PPS3, and will therefore contribute towards the Council's targets for the development of 'brownfield' sites.

Secure By Design

The layout of the proposal and the detailing of the proposed dwelling are capable of satisfying secure by design principles.

INVOLVEMENT

There has been no pre-application involvement for this application. However the proposal is influenced by the pattern of garden development for housing in the Birchall area.

EVALUATION

The site lies in an area where the principle of housing development is supported by planning policy. The size of the plot is considered appropriate for a single dwelling, taking into account the pattern and density of housing nearby.

The position of the proposed dwelling, its relationship with existing houses satisfies the Space about Dwellings standards at Appendix 3 of the Local Plan. The design of the proposed dwelling is a reserved matter and will need to reflect the character of development in the area.

Trees and shrubs on the frontage of the site are proposed to be retained except where a single conifer will be removed to accommodate the site access.

The site access will be provided with visibility splays.

DESIGN

Use

The application proposes a residential use by the erection of a single dwelling.

Amount

The proposal is for the erection of a single detached dwelling. This equates to a site density of 16 dwellings/hectare. Whilst this is below Government guidance on urban densities, it is largely driven by the need to deliver a development that contributes to the character of the area and is inkeeping with densities in the area.

Layout

In accordance with paragraph 52 of Circular 01/06 the application drawings show an indicative layout. It also illustrates an indicative access point.

Scale

The application proposes a building having the following scale parameters:-

Height:	Maximum 13m;	Minimum 10m
Width:	Maximum 13m;	Minimum 10m
Depth:	Maximum 9m;	Minimum 8m

Landscaping

Given the nature of the site, existing landscaping will be retained where it is indicated on the application drawing.

Appearance

Proposed materials is a reserved matter. However it is likely the walls will be brick with a possible use of areas of painted render to reflect the character of surrounding houses; roof materials are likely to be plain tiles.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located within reasonable walking distance of Leek town centre where a range of public transport routes are available. Cheddleton Road is a bus route providing access to Leek Bus Station, Cheadle and the Potteries.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.