FORM 1

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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.

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

1. APPLICANT	2. AGENT
Name: MR I & MRS S RHODES	Name: HULME UPRIGHT MANNING
Address: 3 REDHEATH CLOSE	Address: HIGHPOINT, FESTIVAL PARK
SILVERDALE, NEWCASTLE, STAFFS	STOKE-ON-TRENT, ST 1 5SH
Tel. No.:	Tel. No.: 01782 208600

Particulars of Proposed Development

3. Address or location of proposed development.	LAND OFF HIGH STREET, ALTON, STAFFS
4. Description of proposed development.	CONSTRUCTION OF DETACHED 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		

Site Particulars

7. (a) Present use of land or buildings.	RESIDENTIAL GARDEN & FORMER SLAUGHTERHOUSE	
(b) If vacant, state the last use and the date it ceased.	10 - 15 yrs	
(c) What is the area of the application site? (metric only)	APPROXIMATELY 1000 SQM	
(d) Are there any buildings which are to be demolished?	YES/~~NO~~	If **YES** indicate on your submitted plans
(e) Are there any trees which will have to be lopped, topped or felled?	~~YES~~/NO	If **YES** indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	~~YES~~/NO	If **YES** indicate on your submitted plans and show any proposed diversion

Additional Information

8. Are you providing public open space within the development?	~~YES~~/NO	If **YES** please ensure this is clearly identified on the submitted plans. If **NO** please refer to guidance notes		
9 State the type, colour and finish of the external materials. (If alterations or extensions to buildings are involved)	Existing Walls	---		
	Proposed Walls	BRICKWORK TO LA APPROVAL		
	Existing Roof	---		
	Proposed Roof	TILES TO LA APPROVAL		
10. How will surface water be disposed of?(Please tick appropriate box)	Mains ☐ Soakaway ☑ Other ☐ (please state)			
11. How will foul sewage be dealt with?	Mains ☑ Septic Tank ☐ Other ☐ (please state)			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	4	Additional Spaces	--
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	~~YES~~/NO	If **YES** complete **Form 2**		
14. Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	~~YES~~/NO	If **YES** complete **Form 3**		

Ownership

15. State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	OWNER
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	NO
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	**A** ☑ **B** ☐ **C** ☐ **D** ☐

Fee

18. State the amount of the fee submitted with the application	**£265.00**

19. I/We hereby apply for:- (Tick appropriate box)

(a) Planning permission to carry out the development described in this application and the accompanying plans. ☑

(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans. ☐

(c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans. ☐

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required.

Signed: ..... FOR HULME UPRIGHT MANNING Dated:28 MARCH 2008 .....

On behalf of: MR & MRS RHODES .....

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PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant*~~, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Signed .....
For HULME UPRIGHT MANNING
*On behalf of MR & MRS RHODES.....

Date 28 MARCH 2008 .....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * None of the land to which the application/~~appeal*~~ relates is, or is part of, an agricultural holding.

or

- * ~~I have/The~~ applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

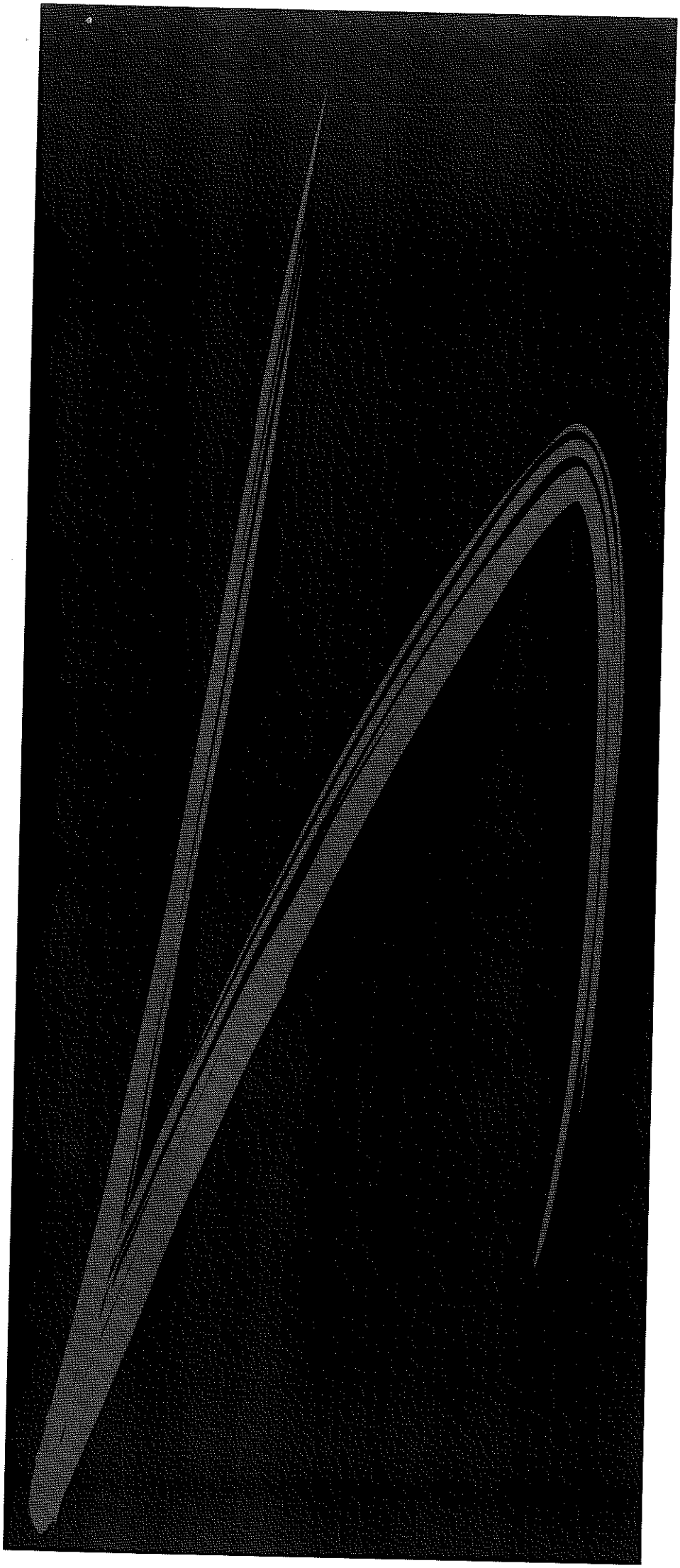
For HULME UPRIGHT MANNING

*On behalf of .....

Date .... 28th March 2003 .....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.



HULME UPRIGHT MANNING
ARCHITECTS • TOWN PLANNERS • INTERIOR DESIGNERS

DESIGN AND ACCESS STATEMENT

Proposed Detached Dwelling On land off High Street, Alton, Staffs

Client: Mr I Rhodes & Mrs S Rhodes

Ref: 19760

Date: April 2008

Hulme Upright Manning
Highpoint, Festival Park, Stoke-on-Trent,
Staffordshire, ST1 5SH
T 01782 208600 F 01782 206080
www.hulmeupright.co.uk

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in Circular 01/06: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in accordance with guidance produced by CABE entitled "*Design & Access Statements; how to write, read and use them*".

1.3 The proposal seeks to provide a single detached dwelling set in a large garden. This form of development is considered to be in sympathy with the randomly developed character of the locality, which features substantial properties set in large grounds.

1.4 The dwelling will serve two main purposes in the short term, it will allow the applicants to move back into the village and be close at hand to their elderly mother who lives at 'Acres Nook' which backs onto the site but is accessed off Hurstons Lane.

In the slightly longer term their mother will move into the ground floor bedroom in order that she can be given virtually full time care.

2.0 Uses

2.1 The application site comprises a former slaughterhouse building which served the Butchers on the main High Street frontage and was built by the family in 1924.

2.2 The site is set within the defined Alton Village Development Boundary, and is surrounded on all sides by residential properties varying in age, style and density.

The site is also set within the Alton and Farley Conservation Area.

2.3 In terms of the advice contained in Planning Policy Statement 3 "Housing", as a former slaughterhouse and garden, the site can be appropriately classified as "brownfield land". Government guidance on sustainability encourages the development of brownfield in preference to green field sites.

Whilst higher density development is generally encouraged on brownfield sites, particularly those in built up areas close to services and facilities, PPS 3 nevertheless maintains a need to have regard to the existing character of the surrounding area in determining the appropriate density of development for any particular site.

It is considered that the proposal meets the terms of the guidance contained in PPS 3, and that the density of development proposed strikes an appropriate balance between the twin aims of national policy which are to achieve an effective use of land whilst also ensuring that new development fits its surroundings sensitively.

2.4 It is considered that the former slaughterhouse forms an inherent part of the village history and it is proposed to retain the main outbuildings in their present form and utilise them as a craft workshop/store for their own personal usage.

3.0 Amount

3.1 The application seeks to construct a single detached family residence for the applicants family. Also incorporating a ground floor bedroom/shower facility for the applicant's mother.

3.2 The new dwelling will be set in a generous, larger than average sized, plot set well back from the road in order behind the established street frontage.

3.3 It is considered that the site can easily accommodate the size of property proposed.

3.4 The accommodation comprises lounge, kitchen, study and ground floor bedroom plus three bedrooms and a bathroom at first floor level.

3.5 The size and scale of the property is considered to be appropriate too as it meets the applicants personal family accommodation requirements yet is still of a scale and height less than many of the other buildings within the immediate vicinity both on the High Street and the conservation area.

4.0 Layout

4.1 The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised also assuring that appropriate separation distances have been achieved between the new and existing properties adjoining the site.

4.2 The layout has been further influenced by the requirement to provide a suitable turning facility within the curtilage of the site.

4.3 Account has been taken of the need to avoid impacting upon the amenity and privacy of the adjoining dwellings on High Street frontage. Suitable separation distances are maintained between existing and proposed dwellings and having regard to present boundary cover and screening and to the proposed landscaping, the resultant development should not have any objectionable impact.

4.4 The siting also enables the proposal to be set well with the natural contours of the steeply rising ground to the rear and as such will not create any overbearing impact within the general street scene and adjacent dwellings.

5.0 Landscaping

5.1 It is intended to provide a detailed landscaping scheme as a condition of any planning consent and so only the general principles are described in this statement.

5.2 The topography of the site rises fairly steeply from the High Street up to the properties accessed off Hurstons Lane to the rear.

5.3 There is little of significant landscape interest as the grounds are simply grassed.

5.4 There are attractive mature hedges to the site boundaries which will be retained and fenced off during construction works.

5.5 Upon completion of the properties the ground will be generally rotovated and predominantly laid to lawn with ornamental shrub planting adjacent to dwelling to the Client's choice.

5.6 In general terms it is intended to supplement the existing hedge screening to the main side boundaries with a hawthorn hedge – removing any dead or unsightly areas.

The steeply rising grassed backcloth to the site will remain unaffected as illustrated on the site cross sectional drawing – with the property being set well within the existing contours.

6.0 Appearance / Scale

6.1 In the immediate vicinity of the site there are lots of varying styles of traditionally designed properties some 3 storey on the High Street frontage but predominantly 2 storey elsewhere.

Buildings in the village are diverse in character date and spacing which reflects the historic development of the settlement, the topography and piecemeal construction in a variety of materials.

Although the main High Street area is densely packed the housing behind is more randomly situated with a greater variety of style and sizes. It is considered that this pattern will be maintained by the proposed scheme.

6.2 Although there is not a particular vernacular style to the area the proposal seeks to continue the general built form i.e. traditional 2 storey reasonably steep sloping, tiled roofs with simple verge details.

The main facing materials will be Staffordshire Blue clay roof tiles with a red/brown facing brick of a similar colour to others in the immediate vicinity.

6.3 The proposal seeks to incorporate some "Arts and Crafts" features and themes with traditional tile creasings and kickers – leaded flat roofs to the dormers are proposed which is another feature of that particular style of Architecture.

6.4 Traditional vertically boarded doors and windows will be incorporated.

6.5 The facing bricks will be red/brown to match the traditional palette of brick colours found locally, and the roofing materials employed will be a traditional Staffordshire Blue tiles.

6.6 The proposal is for a redevelopment of the site which is of an appropriate scale and appearance having regard to neighbouring properties and which, it is anticipated, will enhance the appearance of the street scene and with the removal of the roundabout sheets will contribute to the preservation of the environmental quality and character of the locality.

6.7 It is not considered that this development would have a detrimental affect on the character and appearance of the area.

7.0 Access

7.1 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.

7.2 For the purposes of this statement, the definition of "disability" is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

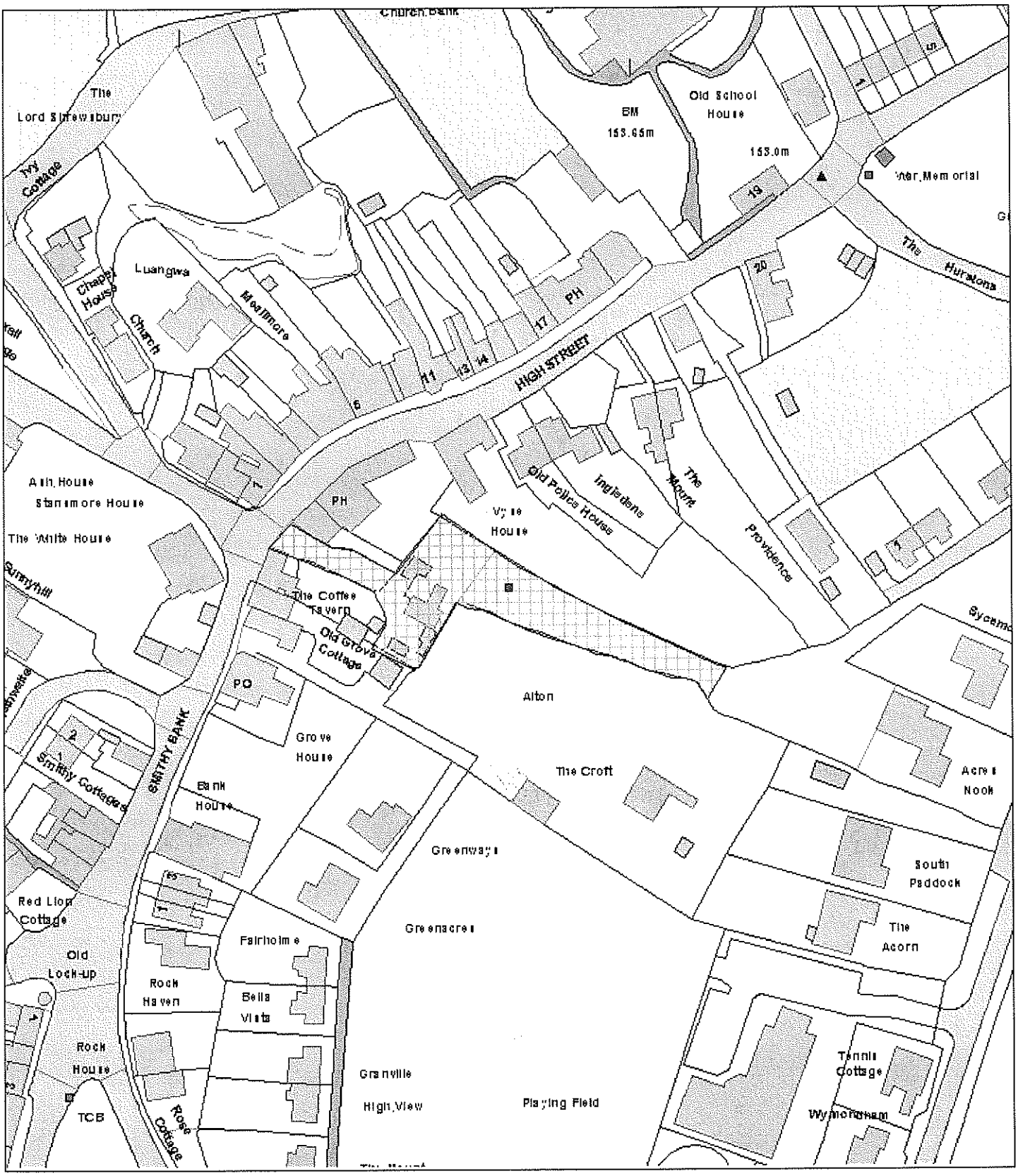
A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 The site is considered to be in a sustainable location being close to a range of facilities in Alton Village Centre within walking distance of the local school, and conveniently sited close to a bus route.

7.4 Meetings have taken place with the County Surveyor regarding the vehicular access to the site where it was suggested that the vehicular access off the High Street which formally serviced the slaughterhouse business would be suitable to serve a single dwelling – albeit with some widening of the drive along the length with the small dwarf wall being taken down and rebuilt to form a suitably wide driveway.

7.5 The siting of the dwelling enables a turning facility within the curtilage of the site.

Reference:	08/00874/FUL Alton



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Organisation	SMDC
Department	Planning
Comments	