Part One

APR 2008

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.
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.ct and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: K | Surname: Dawson

Company name:

Street address: Dane Heights
Clay Lake
Endon
Town/City: Staffordshire Moorlands
County:
Country:
Postcode: ST9 9DD

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

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

Email address:

3. Description of the Proposal

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

[X] Access [ ] Appearance [ ] Landscaping [ ] Layout [ ] Scale

Please describe the proposal:

Erection of 3 dwellings

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

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

House: 0 Suffix:

House name: Dane Heights

Street address: Clay Lake

Town/City: Staffordshire Moorlands

County:

Postcode: ST9 9DD

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

Easting: 392326

Northing: 353339

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: J Surname: Derry

Reference:

Date (DD/MM/YYYY): 28/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Advice on visibility at existing and proposed access points

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 layout plan

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:

In area- mostly a mixture of brick and render

Description of *proposed* materials and finishes:

Brick and render to LA approval

Roof - description:

Description of *existing* materials and finishes:

In area generally concrete and clay tiles

Description of *proposed* materials and finishes:

Plain 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

11. Vehicle Parking

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	9	9

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):

Propose layout plan

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

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

15. Existing Use

Please describe the current use of the site:

Garden land

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. Trees and Hedges

Are there trees or hedges on the proposed development site? ( ) Yes (•) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: 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				3	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 3

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	3
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 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

22. Site Area

What is the site area? 00.28 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

21. Hazardous substances (continued)

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B. Highly reactive/explosive substances Amount held on site

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

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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

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: S Surname: Sammons

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

26. 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 three dwellings (outline)**

ADDRESS : **Land at Dane Heights, Clay Lake, Endon**

APPLICANT : **Mr K Dawson**

DATE : **April 2008** **JOB No.** : **2008-1534**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of three dwellings on part of the curtilage of the applicant's home at Dane Heights. Given the nature of the proposal and its location, it is considered that the Assessment Area should be the nature of Dane Heights and of the Clay Lake properties to the east, west and south of the site.

Physical

The application site measures about 0.3 ha. and is flanked on its south side by Clay Lake (the B5051), to the east and west by the gardens of Greyswood, Woodhayes and Vallauris, and to the north by the applicant's home, and beyond that, protected woodland. The area has an Arcadian character comprising large houses in large grounds within a mature landscape.

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

- Dane Heights: This is a large late C20th chalet type dwelling with a low pitch roof. It has brick walls at ground floor and and painted panels at first floor. Its plot measures about 0.5ha.
- Woodhayes (0.2ha.) and Greyswood (0.3ha.) to the west are large late C20th bungalows. They are a mixture of brick and white painted panels with plain tiled roofs.
- Vallauris is one of three recently built dwellings, the other two being Loxley and Waterfall Lodge. They are two storeys with brick walls with some mock tudor timber detailing, and plain tile roofs. These are located in smaller plots averaging 0.1ha.
- These three houses and further housing to the east take on a suburban character with smaller plots and less dominant landscaping.
- There is a pattern of planning decisions favouring new development in the area. Planning permission for infill plots have recently been granted at The Hollies, Littlecroft, Lane Ends House and Wilmot Place.

Generally, the Assessment Area comprises a pocket of mixed housing within a wide range of density.

Planning Policy

The development plan for the area is the Staffordshire and Stoke on Trent Structure Plan 1996-2011 and the Staffordshire Moorlands Local Plan 1998.

The application site is located in the settlement boundary of Endon in the Staffordshire Moorlands Local Plan.

Saved Structure Plan policy D1 encourages sustainable forms of development through concentrating new development in settlement boundaries; policy H4 states that provision should be made for a wide range of dwellings to meet differing and changing needs.

Saved Local Plan policy H4 expects new housing to be located within settlement boundaries where it can be satisfactorily serviced and is in sympathy with its surroundings.
PPS1 Delivering Sustainable Development signals the Government's aim towards creating sustainable communities.
PPS3 Housing states in para.25 that one of the Government's key objectives is to provide a variety of high quality market housing, and in para.36 that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This is to be achieved by making effective use of land, existing infrastructure and available public and private investment. It further states that the priority for development should be on previously developed land. Para.41 recommends that the national annual target for the provision of housing on previously developed land is 60%. Para.46 recommends that Local Planning Authorities should develop housing density policies having regard, amongst other things, to the characteristics of the area, including the current and proposed mix of uses and the desirability of achieving high quality, well-designed housing. Para50. states that the layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

INVOLVEMENT
The proposal is informed by recent planning decisions to grant planning permission for infill plots on large gardens in the Assessment Area, and the decisions firstly to refuse planning permission for a bungalow on the application site solely on highway grounds and secondly to impose an 'annexe' condition to the application building also solely on highway safety grounds. Pre-application consultation has been carried out with the County Highways Service following a reduction in the speed limit at the site frontage, and the application proposes a relocated access point where highway visibility is improved.

EVALUATION
The application proposes three dwellings on a large infill plot within the garden of Dane Heights. It proposes the development of previously developed land within a settlement boundary. The site is served by public transport and is close to schools, village shops, a church and local medical services. It therefore complies with local and national planning policies in terms of the principle of developing the site for housing.
The application proposes a new vehicular access to the site to serve two of the proposed three dwellings, Dane Heights and the annexe. The existing access will be retained and will serve one of the proposed dwellings. The existing access will serve no greater a level of traffic than is currently the case. The proposed new access has been located at a point in the frontage where it achieves visibility measured at 2.4m back from the kerbline of 90m to the west and 60m (exceeding 90m when taken to the centreline of the road) to the east. Given that the speed limit has been lowered from 40mph to 30mph, this level of visibility is considered acceptable. Even if it were found that real speeds were above 30mph, it is considered that this level of visibility is still acceptable.
The application is supported by a layout indicating the proposed plots, the proposed maximum parameters of each proposed dwelling within each plot, and the direction of the principal windows for each of the proposed dwellings. This layout and the additional details provided within it illustrate that the proposed dwellings can be arranged within the application site, and can provide satisfactory levels of amenity and privacy in accordance with the Council's Space about Dwellings Standards.

DESIGN
General
The application is considered to propose a development that reflects the character of the area in which the site is located. It proposes development at a density and within the character of

the Assessment Area, and provides an improved level of highway safety at the proposed new vehicular access.

Use

The proposed buildings are to be used for residential purposes.

Amount

The application proposes three dwellings.

Layout

The proposed dwellings have been placed on the site where they meet the Council's SAD standards in terms of garden size, levels of privacy and levels of daylight.

Scale

The maximum parameters of the footprints of the dwellings are shown on the layout plan. They are 12m by 10m for plot 1(excluding garage), 8m by 18m for plot 2 and 10m by 17m for plot 3. The minimum parameters are 11m by 8m. The height parameters are proposed at 7.75m to 8.75m.

Landscaping

The site is considered to be within an area where landscaping forms an important part of its character. Landscaping is a reserved matter, and consequently conditions requiring further landscaping would be acceptable.

Appearance

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

ACCESS

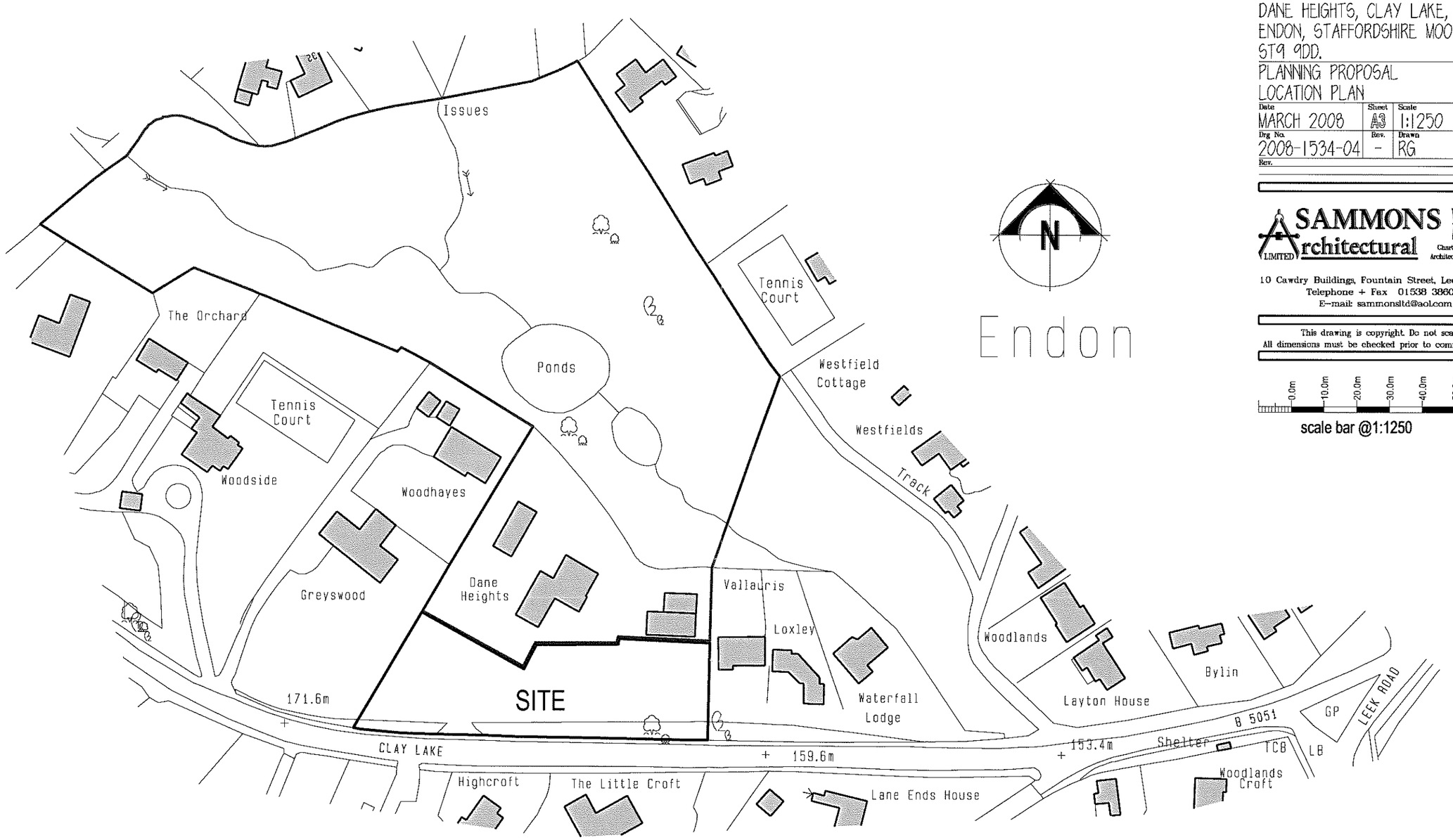
VEHICULAR AND TRANSPORT LINKS

The site has access to public transport. Clay Lake accommodates 4 bus routes. The 8A provides a regular service between Hanley and Endon, running every 20mins during peak times and every hour at other times. The 194 provides a service between Hanley and Leek, running 3 times a day on Wednesdays to Fridays. The 195 provides a single trip between Leek and Congleton on Tuesdays. The 493 provides a single trip between Brown Edge and Leek on Mondays to Fridays.

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.

APR 2008 - S M



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Mr K Dawson

PROPOSED 3 No. DWELLINGS AT DANE HEIGHTS, CLAY LAKE, ENDON, STAFFORDSHIRE MOORLANDS, ST9 9DD.

PLANNING PROPOSAL
LOCATION PLAN

Date	Sheet	Scale
MARCH 2008	A3	1:1250
Drg No.	Rev.	Drawn
2008-1534-04	-	RG
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

0.0m 10.0m 20.0m 30.0m 40.0m 50.0m
scale bar @1:1250

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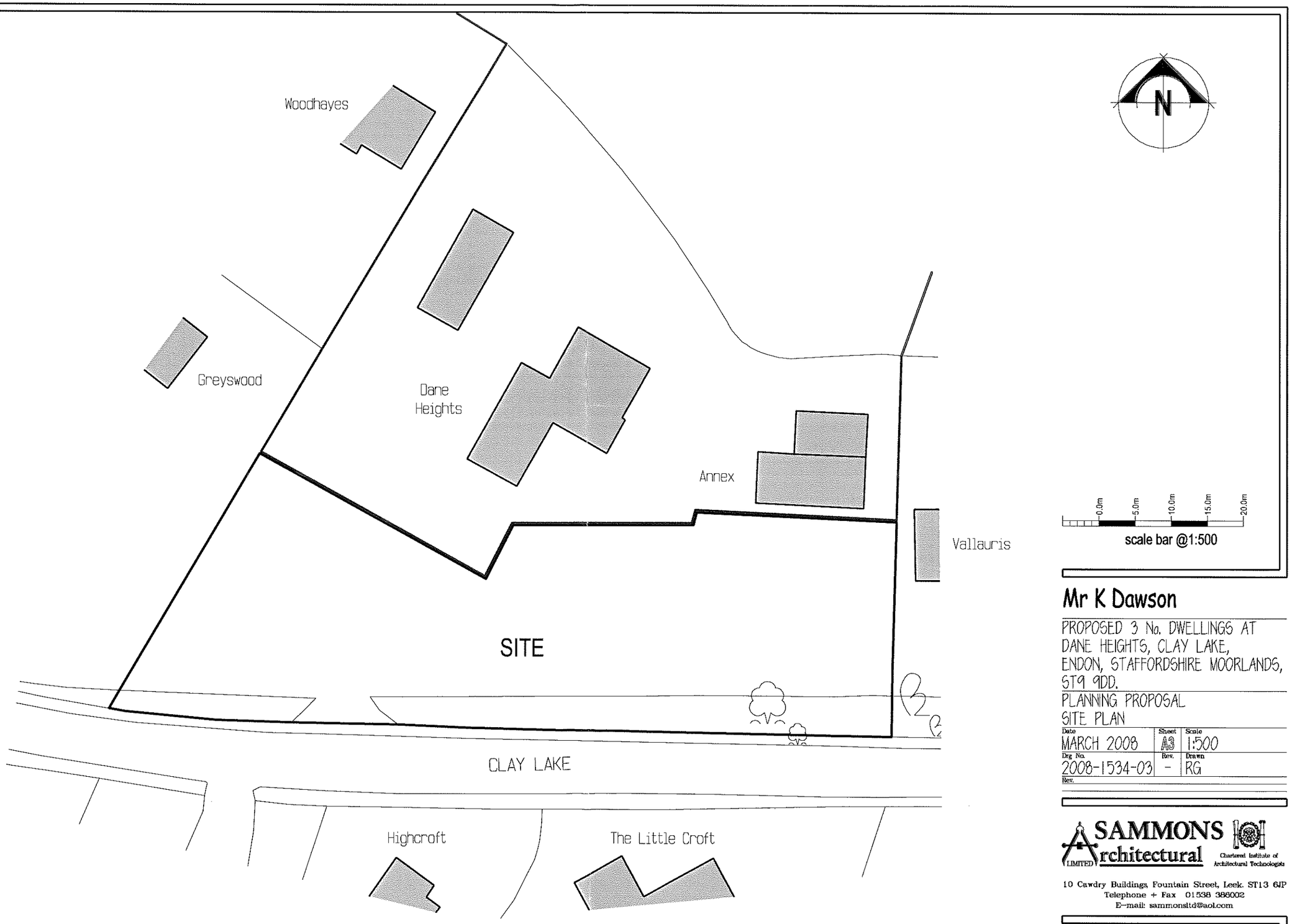
08/008 APR 2008 - S M O



Mr K Dawson

PROPOSED 3 No. DWELLINGS AT DANE HEIGHTS, CLAY LAKE, ENDON, STAFFORDSHIRE MOORLANDS, ST9 9DD.

PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
MARCH 2008	A3	1:500
Drg No.	Rev.	Drawn
2008-1534-03	-	RG
Rev.		

SAMMONS Architectural LIMITED
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