Part one

Planning Application - part 1

A1. Applicant Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	P	Smith

A1.1 Address Details

Name or flat number	
Property number or name	131
Street	Washerwall Lane
Locality	Werrington
Town	Stoke on Trent
County	
Postal Town	
Postcode	ST9 0LY

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

08/00213/FUL SMDC

A2. Agent Details

Organisation	Moorland Architectural Services		
	Title	**Forename**	**Surname**
Name	Mr	David	Henson

A2.1 Address Details

Name or flat number	
Property number or name	4
Street	Meigh Road
Locality	Werrington
Town	Stoke on Trent
County	Staffs
Postal Town	
Postcode	ST9 0JY

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01782302021	
Daytime Telephone No.		
Fax No.	01782302021	
Email Address	dave.henson@ntlworld.com	
DX Number		

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1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	125
Street	Brookhouse Lane
Locality	
Town	Stoke-on-Trent
County	Staffordshire
Postal Town	
Postcode	ST2 8ND
UPRN	0100031845388
Location	

2. Description of the Proposed Development

Development Description

Replacement dwelling and attached garage

3. Type of Application

Type

__ **Outline**
__ **Approval of Reserved Matters**
X Full
__ **Renewal of temporary permission**
__ **Renewal of unexpired permission**
__ **Removal of Condition**
__ **Variation of Condition**

Outline or Reserved Matters Applications. Following recent legislation changes to outline permission please read the help-text for new requirements.			
	Layout (Previously Siting)	__ Yes	**X** No
	Scale (Previously Design)	__ Yes	**X** No
	External Appearance	__ Yes	**X** No
	Means of Access	__ Yes	**X** No
	Landscaping	__ Yes	**X** No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type **New building(s)** **X** Yes __ No

Alteration or Extension to building(s)	__ Yes	X No
Change of use	__ Yes	X No
Demolition	X Yes	__ No
Other operations	X Yes	__ No

4. Access

Is existing access affected?	**Pedestrian**	__ Yes	X No
	Vehicular	__ Yes	X No
Is a new access type proposed?	**Pedestrian**	__ Yes	X No
	Vehicular	__ Yes	X No

Disability Access

To approved document M of the building regulations

5. Other Information

A. Planting of trees, shrubs or hedges	X Yes	__ No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	__ Yes	X No
C. Storage of waste	__ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	__ Yes	X No
Is the site adjacent to a Public Right Of Way?	__ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Red brindle facing brickwork and plinth with string course above windows and doors. Lead faced boarding to dormers

Roof

Blue / Black concrete plain tiles

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Existing dilapidated fencing to both boundaries to be replaced using timber post and panel fencing. Trees and shrubs where new dwelling is to be sited are to be removed. The existing and new driveway is to be hardsurfaced and bound to client / LPA approval.

8. Site Area & Floor Space

Site Area
2132

Units
X square metres
__ hectares

Width of site frontage
25.2
metres

Is the application for new building works? **X** Yes __ No

Please state the existing floorspace of the building
139
sq.m

Please state the proposed new floorspace
178.65
sq.m

Is the proposal for a change of use? __ Yes **X** No

Please state the floorspace related to the change of use
0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? **X** Yes __ No

Description of removal/demolition

Demolition of existing post war asbestos prefab / brick lined bungalow (139 m2). already carried out as part of previous application / approval ref 07/00192/FUL

9. Existing Uses

Current use of land or building

Dwelling and associated ancillary buildings

If vacant what was the land or building last used for?

Dwelling

10. Residential Information

Select the type of land the development is on

X Brown-field
__ Green-field
__ Part Greenfield, Part Brownfield
__ Don't Know

Is the number of residential units changing? __ Yes **X** No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
__ Lessee
__ Prospective purchaser
__ Other

If Other give details

Does the applicant own or control any adjoining land? __ Yes **X** No
Has any part of the site been in council ownership? __ Yes **X** No

12. Height

State the height of the new development

6.7
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	3	4	1
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

To existing outfall

State method of disposal for foul sewage

To existing mains sewer

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? X Yes _ No

Reference Number 07/00192/FUL

Date of Application (yyyy-mm-dd) 2007-02-15

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	P	Smith
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-15		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	P	Smith
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-15		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Design and Access Statement

Site address: 125 Brookhouse Lane, Bucknall, Stoke on Trent, ST2 8ND

Applicant: Mr P Smith

Proposal: Replacement dwelling and garage

This Design and Access Statement (DAS) accompanies a re submitted application for the proposed erection of a new detached house and attached garage.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- **This application is a re submission of a scheme for a replacement dwelling, which was previously approved on 25th April 2007 (application no 07/00192/FUL).**
- **It is not proposed to reiterate the case for a replacement dwelling, as part of this statement, on the basis that it is assumed that the principals on which the original scheme was approved have not altered since the original permission was granted. Informative 1 on the previous approval states:-**
  - **"The proposal has been considered against Policies B13, N2, N8 and H12of the Staffordshire Moorlands Local Plan and it is considered that the development would preserve the openness of the Green Belt."**
- **The site lies within a small cluster of dwellings on the north side of Brookhouse Lane, Bucknall, all of which are assumed to be pre 1937. The remainder of Brookhouse Lane is a mixture of traditional stone cottages, pre and post war housing, farmhouses and more modern dwellings. Consequently it is considered that there is not a "generic" architectural style to the area.**
- **The surrounding dwellings are all single storey bungalows with a standard speculative appearance which belies their age, suggesting that these properties may indeed be replacements of the original dwellings.**
- **The style and visual appearance of the proposed bungalow is intended to be a traditional rural cottage, constructed using plain tiles and red brindle facing brickwork.**
- **The primary reason for the re submission of the application is to establish planning consent for the inclusion of a garage as part of the development.**

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- The previous application originally included a detached garage and store to the rear which, following a request by Rachael Simpkin, was subsequently removed from the application due to its position, mass, form and appearance. It should be noted however that as part of the discussions Ms Simpkin did confirm that the inclusion of a garage as part of the development would be acceptable in principle and agreed that it could be a matter for future consideration.

- In order to address the concerns regarding the garage, it is now proposed to incorporate the garage as part of the main building. In doing so it allows the garage to be reduced in size and the store omitted, as well as overcoming other issues i.e. remote buildings, overall height, amenity to adjoining properties, space about dwellings and openness of the Greenbelt.

- The position of the proposed garage is such that the dormer window to Bedroom 3 on the previously approved application has been covered by the roof of the garage. It is therefore proposed to utilise the roof space of the garage to enhance the first floor accommodation whilst maintaining modest proportions and retention of four bedrooms.

- The remainder of the dwelling remains the same as previously approved. Similarly it is proposed to reduce the ground levels to ensure that the ridge height of the new building does not exceed that of the original structure (now demolished), whilst providing useable accommodation at first floor level.

- The overall size of the two storey section of the building is the same as that approved under the previous application. It is however proposed to construct a basement which, other than access steps to the rear, will be below ground and not visible from any aspect.

- Having checked the current local plan it appears that there are no policies relating basement construction either inside or outside Green Belt areas. This has subsequently been confirmed by Mike Green via email on the 30th January 2007. It is considered therefore that although the inclusion of the basement would technically increase the floor area beyond the 30% guidance figure, there would be no external impact and consequently would not harm the "openness" of the Green Belt. This was a view shared by Mike Green, as part of our email correspondence.

- It is proposed to utilise the existing access driveway, which will be re graded and hard surfaced to the client's requirements. It is however intended to incorporate a new visitor parking area to the frontage as part of the re grading works, which will facilitate level access for persons visiting the property.

- Access to the garage at the rear of the property will be a continuation of the driveway, to form a new parking and turning area adjacent to the formal garden / patio area. The proposed layout is set within the area previously approved as domestic curtilage.

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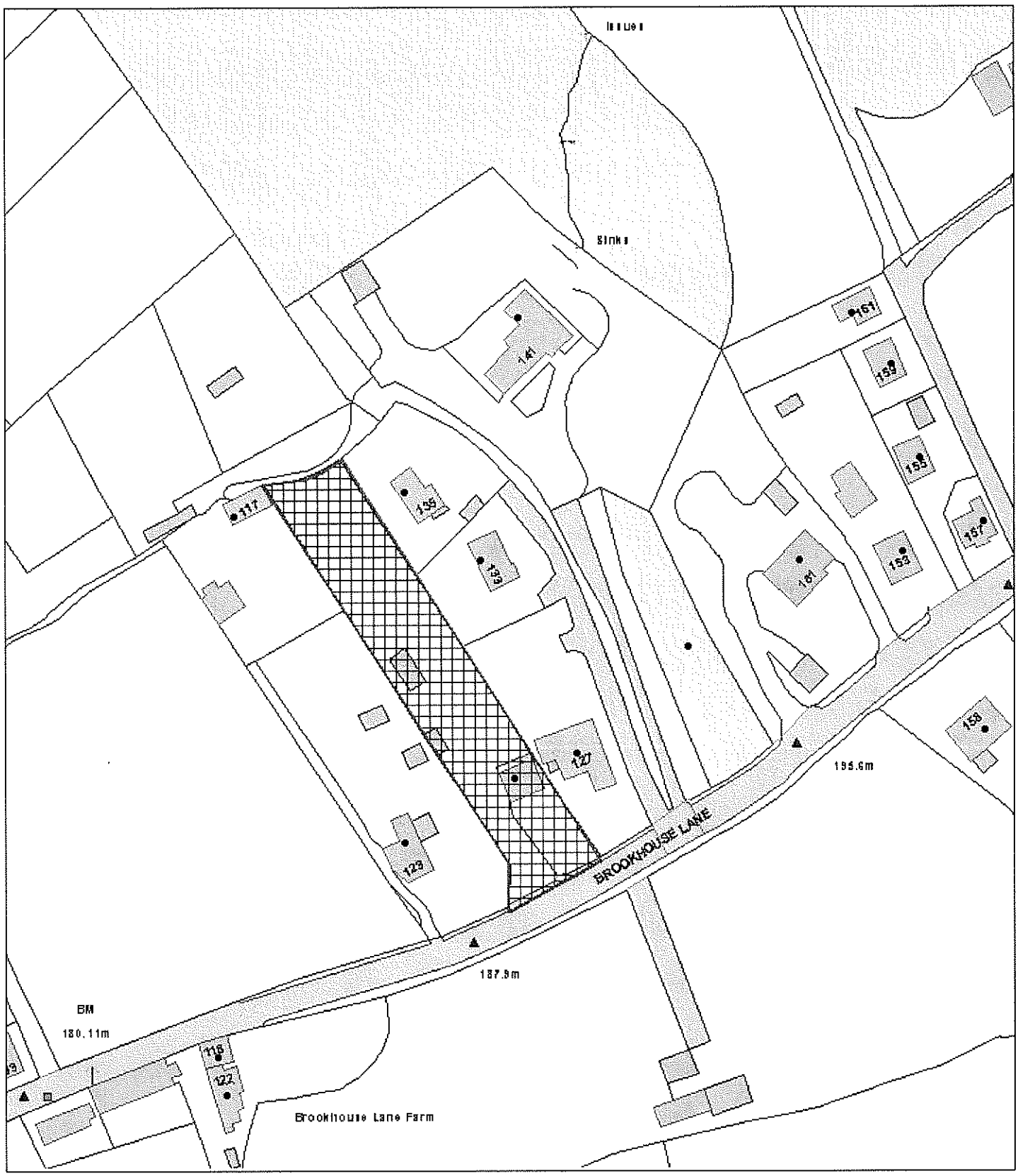
- **Pre application discussions and email correspondence have taken place with Mr Mike Green, with regard to the provision of the basement, as referred to earlier.**
- **In line with the previous approval notice, the proposed replacement dwelling is considered to accord with Policies B13, N2, N8 and H12of the Staffordshire Moorlands Local Plan.**
- **The site is currently accessed by a steeply sloping driveway with the land falling away quite sharply to the rear. The reduction of the ground levels will effectively provide a more level area for buildings, driveway, gardens etc. A parking area has been proposed to the front of the building to facilitate level access for visitors, without them having to travel into the heart of the site. Consequently access within the site and the proposed dwelling would accord with approved Document M of the building regulations and would integrate "access for all" as a core value to the development.**

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Reference:	08/00223/FUL WERRINGTON



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Organisation	SMDC
Department	Planning
Description	