STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

FORM 1

part one

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

Please read the attached guidance notes before completing this form.

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

1. APPLICANT	2. AGENT
Name: MR. A. PARR	Name:
Address: CLIFF HOUSE, BANK END, BROWN EDGE, STOKE-ON-TRENT ST6 8QR	Address:
Tel. No.: 07866636171	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.
LAND AT REAR OF CLIFF HOUSE, BANK END, BROWN EDGE, S-O-T.

4. Description of proposed development.
PROPOSED NEW DWELLING AT REAR OF CLIFF HOUSE, BROWN EDGE.

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.	GARDEN	
(b) If vacant, state the last use and the date it ceased.	N/A	
(c) What is the area of the application site? (metric only)	235 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	STONE		
	Existing Roof			
	Proposed Roof	PLAIN CLAY TILES.		
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)	2	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).	
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: ..... Dated: 3/4/08

On behalf of: .....

Reference:	08/00911/FUL Brown Edge



Scale : 1:1250

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Staffordshire Moorlands District Council

Organisation	SMDC
Department	Planning

DESIGN AND ACCESS STATEMENT



**Proposed new Dwelling on land at rear of Cliff House,
Brown Edge,
Staffs.**

April 2008

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: *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 line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The proposal consists of a detailed application for the provision of 1no affordable 2 storey dwelling on land at the rear of Cliff House, Bank End, Brown Edge, Staffs

1.4 The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the design actively seeks to respond positively to its specific context in order to provide a appropriate extension to the diversity of the surrounding area.

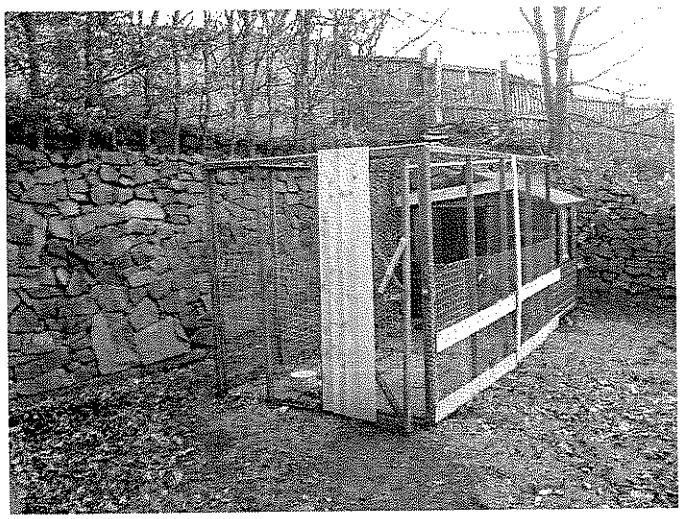


Photo of existing plot



Photo viewed from top of wall

2.0 Use

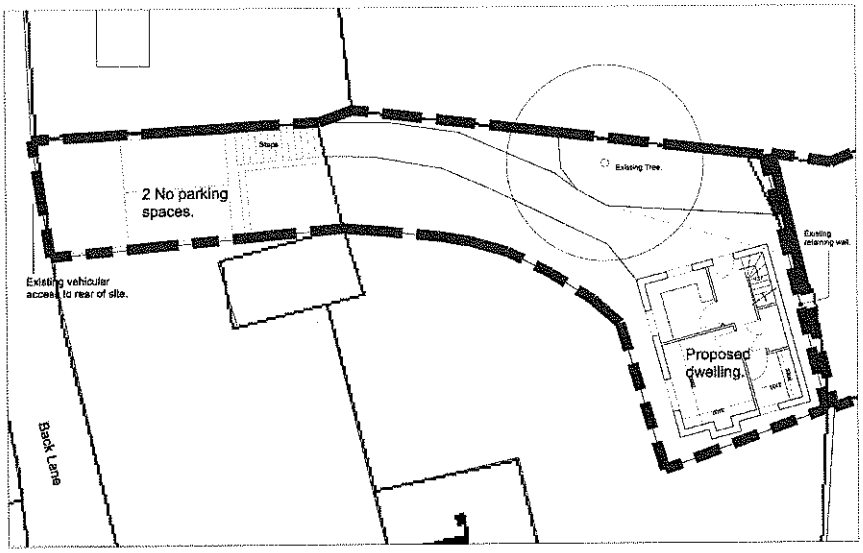
2.1 The site form part of the gardens to Cliff House and it is proposed to provide a new dwelling accessed off Back Lane using an existing vehicular access to existing dwelling house as shown on drawing 01

2.2 The site currently houses several small sheds which will be removed to make way for the proposal.

2.3 This proposal is an extension of the established adjoining housing estate which consists of owned properties. This application seeks permission for the principle of 1 No 2 storey affordable dwelling to enable the younger generation to join the property ladder.



ARIAL PHOTO OF THE SITE WITH BOUNDARY EDGED RED FOR CLARITY.



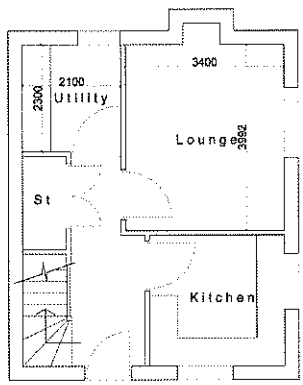
Site Plan as Proposed

3.0 Amount

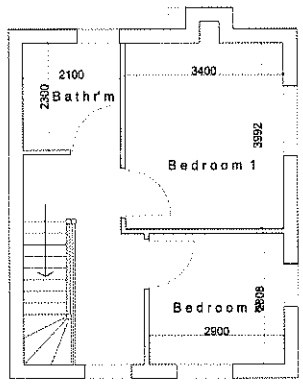
3.1 The amount of development proposed has been carefully considered and informed by a clear design intention to avoid over development of this site. This is clear from the provision of a generous driveway for 2 no vehicles accessed off Back Lane and a garden to the front of the proposed dwelling house.

3.2 The size of the proposed dwelling has been kept to a minimum by the careful consideration to its surroundings and retaining the sense of special continuity. The total floor area over 2 storeys is 77.2sqm gross internal

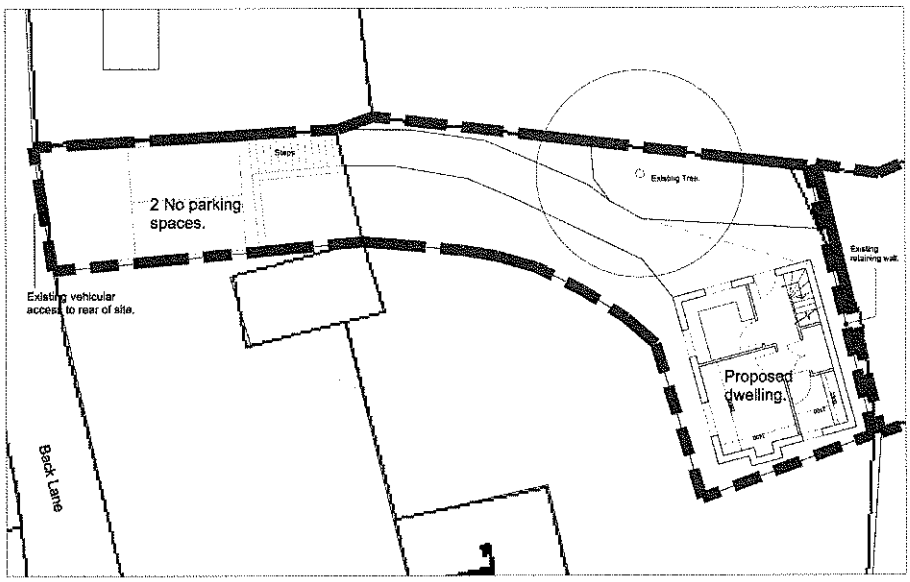
3.3 The site area is approx 260 sqm which will accommodate a single 2 bed detached cottage with the access road as shown on the site layout featured below. This development meets the recognized requirements and responds to the market needs for this area.



Ground Floor Plan
As Proposed



First Floor Plan
As Proposed



Site Plan as Proposed

4.0 Layout

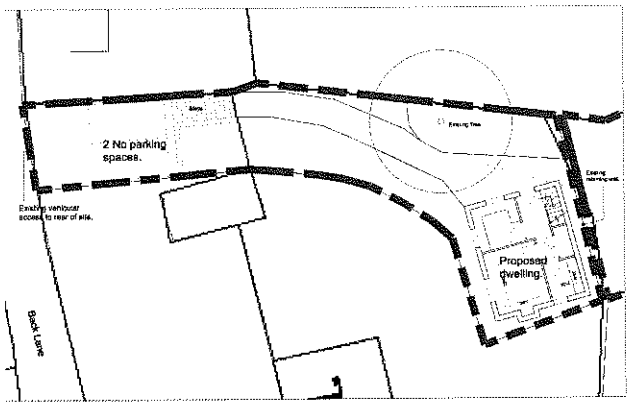
4.1 The site is currently used as garden to the main dwelling house with the Exception of access as the plot sits approx 2m below the immediate garden to Cliff House. This is shown on the elevation section below.

4.2 The overall layout of the site has been carefully designed to reinforce the established pattern of the adjacent residential area. The proposed building lines respect the existing building lines, and the general building plot ratios also.

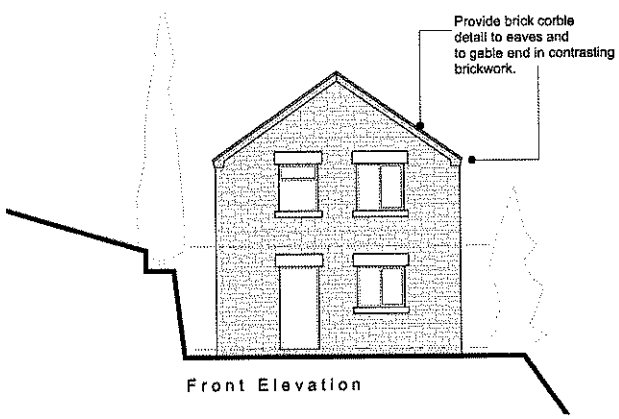
4.3 The decision to utilize the existing access into the site is founded on a clear intention to create a logical extension to the established street pattern so that the proposed development sits comfortably within its context.

4.4 The dwelling has been arranged centrally within the plot, and thus allows off street parking to Back Lane. The building frontage with reasonable sized amenity/garden areas to the front whilst providing Pedestrian access around the property.

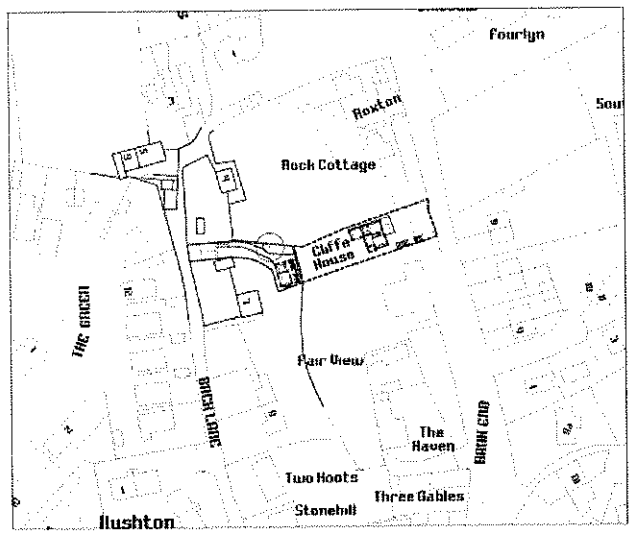
4.5 The principal windows to the rooms have been positioned to the front and the side which enables views over the attractive open countryside yet still maintain the minimum distance standards between the principal windows to the front and the surrounding dwellings.



Site Plan as Proposed



Front Elevation



Site Location Plan

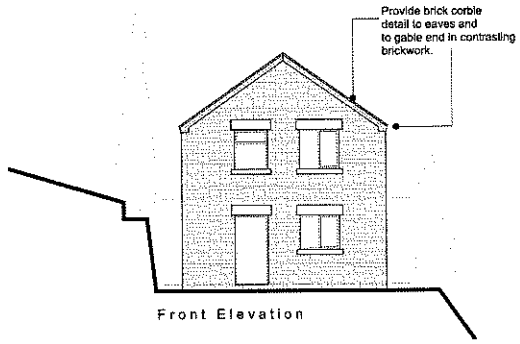
5.0 Scale

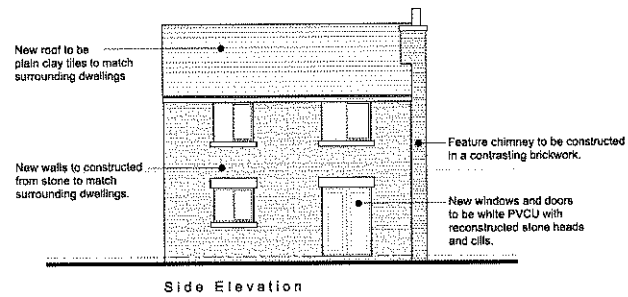
5.1 The existing housing adjacent to the site are of varied architectural styles these dwellings are predominantly two storey in heights and it is proposed to adhere to this general scale in the proposed new development.

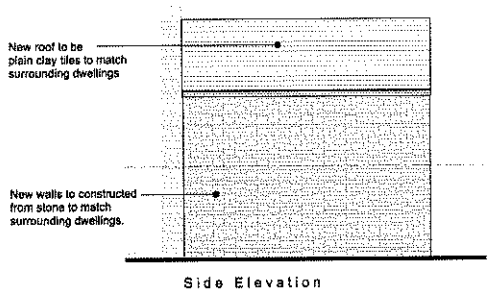
5.2 The appropriate scale of the existing adjacent dwellings is:
Ridge height 7300mm, Eaves height 4850mm,

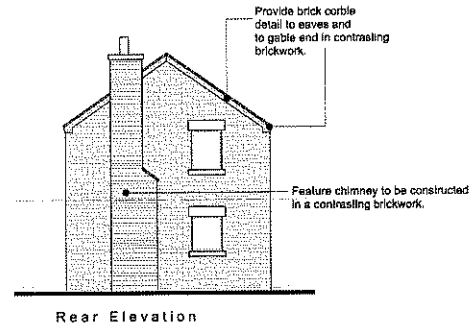
5.3 Whilst the scale and appearance of the existing dwellings has been accepted as appropriate to its setting, it is intended to provide a sympathetic design to the proposed development in order to both respect the overall scale and appearance of the adjacent development. It is also felt that the overall form of the proposed development responds more appropriately to its setting by presenting a more traditional architectural scale and appearance.

5.4 The overall dimensions of the proposed dwelling are as follows:
Ridge height 7200mm ,eaves height 4925mm, Building length 7500mm , Building width 6200mm.







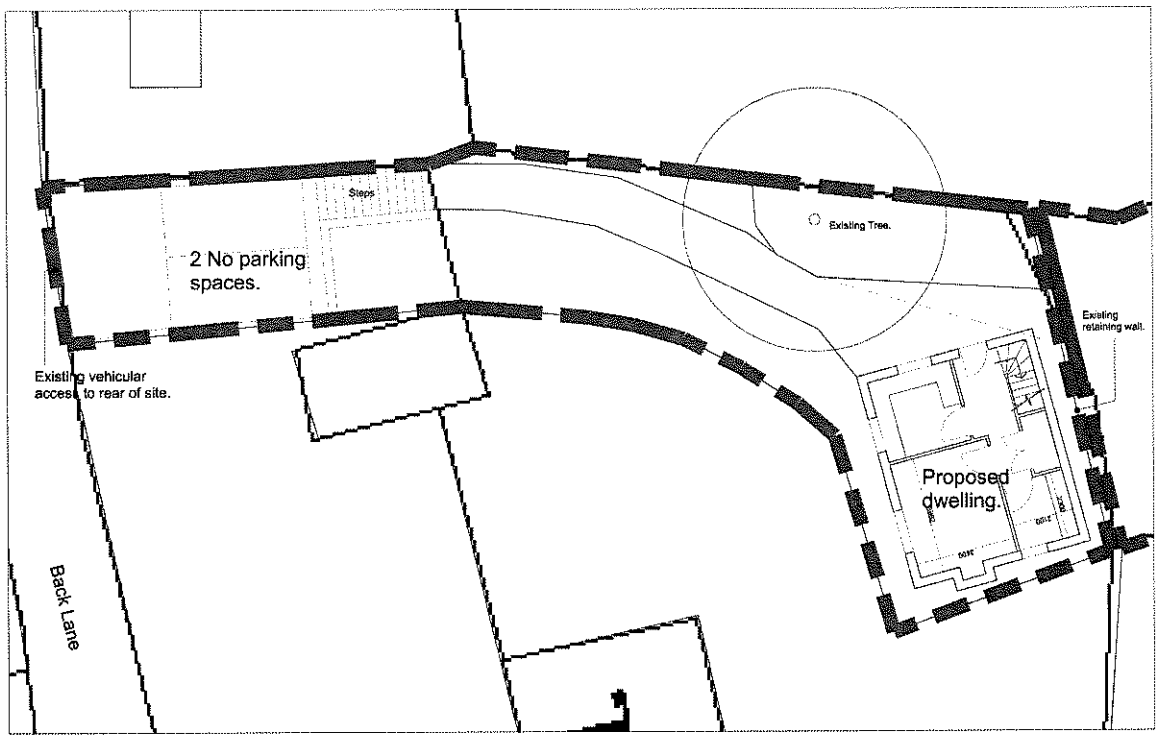


6.0 Landscape

6.1 Though the landscape principles described within the application are very general at this stage, it is intended that landscaping would be specified as indigenous species, both in order to enhance the local setting and to improve bio-diversity of the site

6.2 The topography of the site is relatively flat where the dwelling is sited with a slope down towards the stepped access to the parking area.

6.4 Indigenous shrub planting will be provided together with the retention of the surrounding trees.



Site Plan as Proposed

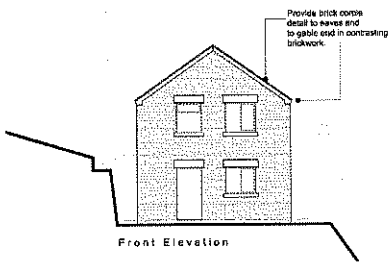
7.0 Appearance

7.1 In the immediate vicinity of the site there are predominantly 2 storey traditionally designed properties varying in style
The facing materials are predominantly and mix of red facing brickwork, natural stone with a blue/grey plain tiles. With the materials for the proposal to be in keeping with the local styles.

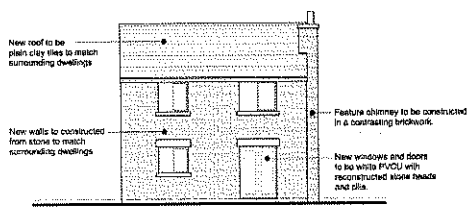
7.2 The proposed scheme seeks to repeat the general traditional appearance and scale of the area particularly to the frontage providing similar traditional window fenestration and style.

The brick and stone detailing will provide contrasting details to the door and window openings and a corbelled detail to the gables and eaves.

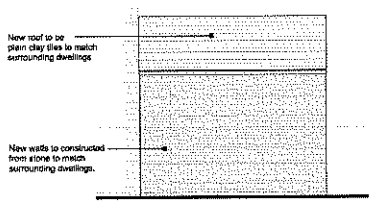
7.3 In conclusion the proposal strives to create an attractive development of traditional design which sits comfortably with its neighbors and reflects the scale and character of the other properties within the vicinity.



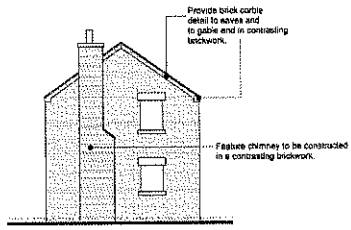
Front Elevation



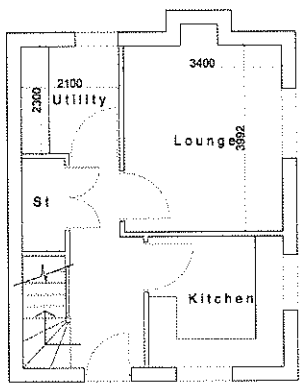
Side Elevation



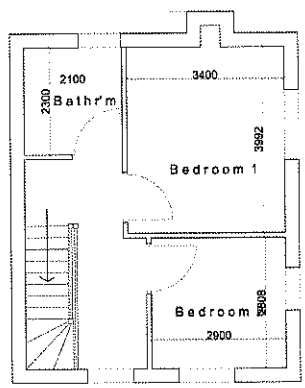
Side Elevation



Rear Elevation



Ground Floor Plan
As Proposed



First Floor Plan
As Proposed

8.0 Access

8.1 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.

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

8.3 All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold but with this in mind the topography of the site may restrict access, which is common to many of the surrounding dwellings also.

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