Submission Letter in Support of Planning Application

Property Address: Teglan Whitegates, Congleton Road, Congleton, CW12 3ND

Purpose: To Demonstrate Vary Special Circumstances and Reasons for the Proposal to be favourably considered.

We submit that this planning proposal for home offices to be provided at the above address by a first floor extension complies with the following Policies of the Staffordshire Moorlands Local Plan:

1. **Policy N2 Green Belts**

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Paragraph 3.4

"The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below);"

Comment

Our proposal is limited to a first floor extension of the existing residential dwelling to provide 2 new Home Offices.

Paragraph 3.6

"Provided that it does not result in disproportionate additions over and above the size of the original building, **the extension or alteration of dwellings is not inappropriate in Green Belts."**

Paragraph 3.8

"(d) the form, bulk and general design of the buildings are in keeping with their surroundings."

Comment

We consider that the size, character and form of the proposed first floor extension is not disproportionate when compared with the size of the existing building and also the proposed ridge height of the new roof is less than that of the neighbouring properties so it is in keeping with the surrounding area.

Annexe D

"The need to accommodate local commerce and industry may well be a material consideration in deciding such applications."

2. Policy N7 Sustainable Development in Rural Areas

The Government's Objectives (page 6)

(i) – sustainable economic growth and diversification

Key Principals (page 7)

1. (i) – maintaining high and stable levels of economic growth and employment

Comment

Our proposal will result in the creation of 8 new jobs in Information Technology based in the 2 offices. This will also substantially reduce the need for local residents to commute to places of work located further away and thus help to reduce traffic and extensive car use.

Note: Green Energy Generation *It is also proposed to make the whole building as energy efficient as possible; an Air Source Het Pump has already been installed, and it is also proposed that Solar PV Panels should be fitted to the roof to generate green electricity, and also that a small turbine would be installed in the river that adjoins the property. High levels of insulation will also be used to further reduce the energy consumption of the building.*

Countryside Protection and Development in the Countryside (page 12)

17. Re-use of buildings in the countryside

"Re-use for economic development purposes will usually be preferable"

... "including mixed uses"

"These criteria should take account of:

- Specific local economic and social needs and opportunities."

Comment

Our proposal will create a small mixed use of the existing building on this site, as the existing residential dwelling will have 2 home offices located above it.



Client: Mr S Catlow

Teglan Whitegates, Congleton Road, Congleton, CW12 3ND

Scale: 1:1250 (Note: Drawings not to be scaled from)

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