Rob Duncan
Planning
Consultancy

Mr. C. Johnston
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

2nd February 2017

Dear Chris

PROPOSED ERECTION OF DETACHED TWO STOREY DWELLING – LAND AT ORCHARD COURT, LEEK

I refer to our recent pre-application discussions in respect of the above matter, and on behalf of my client, Mr. P. Richardson, would be grateful if you would find enclosed a revised planning application for the erection of a detached dwelling on this site.

As you will be aware, this application represents a re-submission following the withdrawal of application SMD/2016/0470, and in accordance with our pre-application discussions, the applicant has opted to retain the siting of the dwelling as per the originally approved scheme on the site. There will therefore be no encroachment into the open area to the east of the dwelling which you had highlighted as your principal concern with the previous application.

The design of the dwelling is based on that which was previously approved, and the scheme continues to propose frontage landscaping in line with the previously permitted scheme. The main variance between this scheme and the previous approval, is a modest increase in height in order to facilitate the provision of additional accommodation within the roofspace, and the incorporation of a single storey lean-to extension on the western elevation of the dwelling in order to facilitate the provision of a double garage. You have confirmed during pre-application discussions that you have no objection to these aspects of the proposal.

Having regard to the revisions that have been made to this scheme, and the presumption in favour of sustainable development that applies owing to the Local Authority's inability to demonstrate a five year deliverable supply of housing, I submit that the revised proposal will not result in any significant and demonstrable adverse impacts to outweigh the benefits it will derive. I would

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL

Rob Duncan
Planning
Consultancy

therefore respectfully request that planning permission be granted for the proposed development without delay.

I trust this application will meet with your approval, and should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely



Rob Duncan

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL