Rob Duncan
Planning
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Mr. B. Haywood
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

21st May 2018

Dear Ben

PROPOSED ERECTION OF DETACHED DWELLING – LAND OFF RIVENDELL LANE, LEEK

On behalf of my client, Birchendel Holdings Ltd. I would be grateful if you would find enclosed a planning application for the erection of a single detached dwelling on land at Rivendell Lane, Leek.

The application represents a re-submission following the Local Authority's previous refusal of applications SMD/2017/0038 and SMD/2018/0168, which both proposed the erection of two dwellings on the site. During the determination of those applications, the Local Authority expressed concerns that the erection of two dwellings on the site would amount to over-development of the site, and this proposal for a single dwelling has been submitted in response to those concerns.

The design of the proposed dwelling is the same as that which formed part of application SMD/2018/0168 (formerly Plot 2), and in considering the scale, massing, siting and design of that dwelling under application SMD/2018/0168, the Local Authority concluded that:

"The Plot 2 dwelling is considered to be of a more acceptable design. The staggered gable design is present elsewhere within the Birchall area and the smaller size of the dwelling is much more acceptable"

It was furthermore noted that the dwelling would be set back from the pavement edge, and would be angled away from it, reducing its potential visual impact. The proposed planting to the site frontage, maintained in this revised proposal, was also noted as helping to further reduce the visual impact of the proposal. As a consequence, the decision noticed issued in respect of application SMD/2018/0168 did not cite any reasons for refusal relating to Plot 2.

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The dwelling proposed in this application encompasses the same siting and relationship to site boundaries, in particular its set back from Rivendell Lane, as per the previous application. Its proposed scale, massing, design, and proposed means of access are also the same, as is its proposed finished floor levels. The only material change is an increase in the size of the proposed residential amenity space which is now larger than that previously found to be acceptable.

Given that the Local Authority has not raised any issues with regards to the siting of a dwelling in this position, or its scale, massing and design in its determination of the previous applications, it is considered that the proposal will not derive any material adverse impact to the character and appearance of the surrounding area.

This site is located within the defined settlement boundary of Leek wherein a substantial quantum of new development is to be targeted over the plan period. The proposal is fully consistent with the adopted Development Plan for the District, and having regard to the Local Authority's chronic shortage in housing land supply, coupled with the absence of any material harm arising from this revised proposal, I submit that there is a compelling case for planning permission to be granted.

The Local Authority is therefore respectfully requested to grant planning permission for the proposed development. Should you have any queries in respect of this matter please do not hesitate to contact me.

Yours sincerely



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