Rob Duncan
Planning
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Mrs. J. Curley
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

12th November 2018

Dear Jane

PROPOSED ERECTION OF DETACHED GARAGE – BIRCHALL HOUSE, BIRCHALL LANE, LEEK

On behalf of my client, Mrs. K. Tudor Jackson, I would be grateful if you would find enclosed a householder planning application for the erection of a detached garage on land at Birchall House, Birchall Lane, Leek.

As you will be aware, planning permission was granted under application SMD/2016/0324 for the erection of a detached two storey dwelling on this site, with vehicular access taken direct off Birchall Lane. That scheme has recently been implemented with works of construction ongoing. This application proposes the erection of a detached garage to serve the approved dwelling, with vehicular access to be taken via the approved access.

The proposed garage will encompass a floor area of 23.4 square metres and have a ridge height of 4.7 metres. The building will be located behind the frontage hedgerow that fronts Birchall Lane, and will be orientated so that its garage doors face towards the new dwelling under construction. The ridge line of the building will run in a southwesterly / northeasterly direction, thereby ensuring that the roof slope pitches away from Birchall Lane, thereby minimising its visual impact when approaching along Birchall Lane. In doing so, the building will also reflect the roof orientation and general siting of the large, two storey garage located at Westerdale to the southwest of the site, which also sits adjacent to Birchall Lane, but which is much more dominant in its size and height.

The garage is to be constructed from blockwork with a white render finish and Staffordshire Blue tiled roof to match that of the approved dwelling, and in doing so will relate well to its surroundings, and not derive any material adverse harm to the character and appearance of the

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surrounding area. The proposed development is therefore considered to accord with the provisions of policy DC1 of the Staffordshire Moorlands Core Strategy.

I trust this proposal will be of interest, and should you have any queries or concerns in respect of this matter I would request that you contact me to discuss further.

Yours sincerely

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