Churnet Reach Ltd
Mr S & Mrs S Corbishley
7 Kingsley View,
Cheddleton,
Leek,
Staffordshire,
ST13 7NT
4th December 2018

Telephone: 07783959047
Goldwingsteve1800@yahoo.com

Dear Sir/Madam,
Please find below details of proposed planning application at the address above, to be used as guest accommodation.

The Shepherd's Hut structure will serve as an independent, holiday let accommodation, within the curtilage of 7 Kingsley View, Cheddleton.

It will be an additional dwelling within the curtilage of 7 Kingsley View.

We have carefully considered our neighbours and any impact which this change may have on them. The site lies within development boundary, not constrained by any sensitive statutory designation.

Due to the very low key of the guests we anticipate staying here, any impact would be negligible. The dwelling we intend to let out does not overlook anyone's property or obscure anyone's view, other than our own garden. The market we are appealing to will be of the more mature generation, as we will be unable to accommodate children, and never more than 2 guests at anytime. No pets will be accepted, so we anticipate zero noise nuisances. We aim to appeal to walkers, climbers, cyclists and people who appreciate the outstanding natural beauty of the area in which we live.

The dwelling will have its own separate entrance from our home. Access will be via the side drive which is already in place. All necessary health, safety and fire precautions will be put into place as required.

The road leading up to our property is of a low volume traffic flow with only cars, no heavy goods vehicles or buses. Parking will be off road, causing no obstruction to highway traffic.

With regards to parking, we have carefully considered the parking standards contained within Appendix 8 of the Emerging Local Plan which requires 1 space per bedroom for C1 use and 2 spaces for dwellings of up to 3 bedrooms (C3 Use) – 4 spaces in total. Spaces for C1 use are independent (i.e. not block each other in). Please refer to our architect's plans of the drive at the front of the house.

We understand that as part change of use has already occurred, we will only require permission (minor development) for a non-residential structure.

Our overall aim is to attract more people into the area and promote tourism in the Staffordshire Moorlands. This will help to generate further business for other traders within the area and its local surroundings.

Since opening Churnet Reach in June 2018 we have welcomed guests from Scotland to Devon and also, France, Italy, Spain and USA.

The impact on our neighbours has been minimal and we have, to date, only received positive comments from them. Adding this accommodation could only be a positive move for our local area.

We have many positive reviews on Booking.com and Airbnb from our guests.

Yours sincerely,

Mr S & Mrs S Corbishley