Rob Duncan
Planning
Consultancy

Mr. J. Stannard
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

10th May 2019

Dear James

VARIATION OF PLANNING APPROVAL SMD/2019/0049 – RIDGEFIELDS FARM, CELLARHEAD

On behalf of my client Mrs. S. Shirley, I would be grateful if you would find enclosed a planning application which seeks consent to vary condition 2 of SMD/2019/0049 to facilitate the re-siting of the approved dwelling.

The revised layout shows the approved dwelling located a further 3 metres back into the site from the highway, with the development otherwise unaltered from that which was previously approved. The proposed alterations to the site layout are not considered to raise any significant planning issues. The proposed replacement dwelling is no different to that which was previously approved, and its re-siting further rearward into the site will not derive any materially greater impact to the character and appearance of the area than that which already has consent. Careful consideration has also been given to the inter-relationship with the neighbouring property to the north to ensure that there is no resultant conflict with the Local Authority's informal space about dwellings standards. The revised siting is therefore considered to accord with the provisions of policies SS6c and DC1 of the Core Strategy.

I trust this proposal will meet with your approval, but should you have any queries or concerns with the proposal, then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant

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