Rob Duncan
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Mr. A. Swithenbank
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

16th August 2019

Dear Arne

**VARIATION OF CONDITIONS 2 AND 8 OF PLANNING APPLICATION SMD/2018/0572 – AMENDMENTS TO SITING OF APPROVED DWELLING - LAND OFF BACK LANE, BELLE VUE, LEEK**

I refer to our site meeting of the 23rd July 2019 in connection with the above matter. On behalf of my client Mr. R. Fisher I would be grateful if you would find enclosed a planning application seeking a variation of conditions 2 and 8 of application SMD/2018/0572 to amend the siting of the approved dwelling.

The original application granted consent to erect a two-storey dwelling on the site, along with an attached double garage, and the provision of amenity spaces to either side, enclosed by brick walls. The dwelling was sited so that it abutted up to the rock face behind. Following advice from the applicant's Principal Designer, it was recommended that a void be created around the dwelling, both to minimise construction costs, but also to avoid drainage issues, to enable future maintenance of the dwelling and in the interests of health and safety. It has also been necessary to re-site the dwelling further back into the site in order to avoid a parcel of land at the site frontage, which has a restrictive covenant in place.

The proposed variation of conditions 2 and 8 will facilitate the re-siting of the dwelling further southwards into the site, and also further eastwards, so that the dwelling sits much closer to the adjacent three storey apartment block. By resultant effect the dwelling will have a closer visual association to the apartment block, and will avoid the need for two separate areas of amenity space to be provided, with one larger area now to be accommodated to the west of the dwelling instead, atop the double garage. The proposed materials of construction, box planters and railings will remain as per the details submitted to address the planning conditions for the approved development (DOC/2019/0048). The proposed re-positioning of the dwelling further eastward within the plot means that the dwelling will have less of a visual impact when viewed from the

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northwest than the approved scheme, and will appear subservient to the larger three-storey apartment block adjacent.

The gabion walls only project marginally beyond the side elevations of the dwelling, and sit no higher than eaves height, thereafter dropping down to a lower level. Consequently, their visual impact will not be unduly significant, and will be largely screened by the dwelling itself. Additional landscaping is proposed in the form of hedgerows along with the provision of planted gabion baskets, which will help to soften the impact of the development on the character of the area. For these reasons I submit that the proposed development will not derive any significantly greater material harm to the character and appearance of the area than that associated with the approved development, and that it is in accordance with the provisions of policy DC1 of the Core Strategy.

It is accordingly requested that that conditions 2 and 8 be revised to read as follows:

Condition 2

*The development hereby approved shall be carried out in accordance with the details including levels as submitted in the application form and submitted specifications and as shown in drawings:*

*00800 PL(0)50F*
*00800 PL(0)51F*
*00800 PL(0)52*
*00800 PL(0)53*

Condition 8

*The land within the red edge outwith the built development shall be retained post the dwelling coming into first occupation in its natural gradient as shown in the submitted drawings 00800 PL(0)52 (Site Plan) and 00800 PL(0)52 (Landscaping Plan) and allowed to vegetate naturally.*

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

Yours sincerely



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