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

27th September 2019

Dear Ben

ERECTION OF SINGLE STOREY CARPORT – HODGEFIELD FARM, LADYMOOR LANE, BROWN EDGE

On behalf of my client Mr. M. Underwood, I would be grateful if you would find enclosed a planning application for the erection of a single storey carport extension at the above site.

The proposed carport will occupy a footprint of 66.6 square metres and stand to a maximum height of 4 metres. It will be attached to the eastern gable of the existing dwelling, which is located tight up to the northern boundary of the site. The extension will provide covered parking for up to three vehicles and will occupy a part of the site that is already utilised for the parking of vehicles.

The application site is located within the North Staffordshire Green Belt, wherein there is a presumption against the erection of new buildings. Paragraph 145 of the National Planning Policy Framework nevertheless sets out a number of exceptions and makes provision for the extension of an existing building, provided that it does not result in disproportionate additions over and above the size of the original building. The term 'disproportionate' is not defined within the NPPF, but policy R2 of the Core Strategy stipulates that extensions to existing dwellings provided that they are appropriate in scale, and do not have a detrimental impact on the existing dwelling and the character and appearance of the area.

The proposed carport has been designed to have a subservient relationship to the host dwelling and will be set some 1.55 metres below the ridge line of the existing property. The extension respects the ground hugging arrangement of the existing dwelling, and reinforces its elongated, rectangular plan form. The extension will have a modest projection forward of the existing front elevation of the dwelling, but that is necessary to ensure adequate space within the carport given the alignment of the northern boundary of the site.

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The proposed carport is considered to be appropriate in scale to the host dwelling and is to be constructed from a matching palette of materials. It is consequently submitted that the proposed development will not have a detrimental impact on the existing dwelling or the character and appearance of the area. The proposed carport is therefore considered to constitute an appropriate form of development within the Green Belt, in accordance with the provisions of paragraph 145 of the NPPF, and policies SS6c and R2 of the Core Strategy.

In terms of streetscene impact, the proposed extension will evidently be visible from Ladymoor Lane, owing to the open character of the surrounding area. However, the area where the carport is proposed to be erected is already utilised for the parking of cars, and its enclosure to form the carport will not materially detract from views from the public domain, given the subservient scale and appearance of the proposed extension. There are furthermore no neighbouring residential properties that would be adversely affected by the proposed development. The proposed carport is therefore considered to be of an appropriate design that accords with the provisions of policy DC1 of the Core Strategy.

I trust this proposal will be of interest, but should you have any queries or concerns in respect of the submission, then I would welcome the opportunity to discuss the matter with you prior to the determination of the application.

Yours sincerely

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