Rob Duncan
Planning
Consultancy

Mr. C. Johnston
Development Control
Staffordshire Moorlands District Council
Stockwell Street Leek
Staffordshire
ST13 6HQ

13th February 2020

Dear Chris

NON MATERIAL AMENDMENT SMD/2019/0393 – GROVE COURT, KINGSLEY ROAD, CELLARHEAD

I refer to my recent exchanges with your colleagues in Planning Enforcement regarding the above site. I have been instructed by Broadoak Properties Ltd. to submit a non-material amendment application to regularise the minor breaches of planning control that have been identified on site.

In summary, this non-material amendment application relates to the following works:

- Differing window designs to that originally approved (all plots)
- Gap between top of first floor windows and the eaves (all plots)
- Provision of cill detailing where none shown on approved (all plots)
- Larger first floor windows than approved (all plots)
- Provision of tarmac driveways (all plots)
- Removal of landscaping to front of property (Plot 2)
- Removal of hedgerow to boundary between Plots 2 and 3 and erection of fence
- Removal of chimney (plot 4)
- Removal of tree from front garden (plot 5)

These revisions constitute small changes to the approved scheme and do not fundamentally alter the character and nature of the development that has been approved. They will furthermore not result in any material harm to the character and appearance of the surrounding area. I would therefore request that they be accepted as non-material amendments to approved scheme. The Local Authority has previously indicated that these changes are minor in nature and has invited this submission.

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I trust this application will meet with your approval, and should you have any queries or concerns in respect of this matter please do not hesitate to contact me.

Yours sincerely

Rob Duncan
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