Rob Duncan
Planning
Consultancy

Mrs. L. Jackson
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

29th May 2020

Dear Lisa

NON-MATERIAL AMENDMENT: SMD/2018/0321 – LAND OFF RIVENDELL LANE, LEEK

I refer to the above planning application, and would be grateful if you would find enclosed an application proposing the following non-material amendments to approved scheme:

- Repositioning of the vehicular access to the site towards the western boundary
- Planting of additional beech hedgerow to east of dwelling
- Erection of 600mm dwarf wall along the site frontage with Rivendell Lane to the point where it meets the post box. The existing laurel hedge will be retained behind.

These revisions are shown on the enclosed site plan 1448-34 Rev.D, with all other aspects of the development remaining as previously approved.

The repositioning of the site access does not raise any material planning issues, as there is good visibility in both directions on egress from the site, and the access is moving only a short distance from its approved position. The introduction of the new hedgerow does not have any consequential impact on the character and appearance of the area, and the proposed dwarf wall along the site frontage is in keeping with the majority of the other properties along Rivendell Lane which exhibit similar such features to their site frontages, including the property directly opposite. The boundary wall will be constructed from brickwork to match the dwelling under construction (Blockleys Synthessis 503 Bricks).

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL

Rob Duncan
Planning
Consultancy

I trust these revisions will meet with your approval, but should you have any queries or concerns with the submitted information please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL