Rob Duncan
Planning
Consultancy

Mr. A. Swithenbank
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

8th February 2022

Dear Arne

VARIATION OF CONDITION 4 OF APPLICATION SMD/2021/0618 – 16 CHURCH LANE, CHECKLEY

On behalf of my clients Ms. S. Wilkinson and Mr. K. Heathcote I would be grateful if you would find enclosed a planning application seeking consent to vary the wording of condition 4 of SMD/2021/0618 to permit the use of render on the side gable ends of the dwelling.

Condition 4 is currently worded as follows:

> *Notwithstanding condition 2, the details on the approved plans and application form and the submitted proposal to apply white render externally to existing brickwork, the existing wall elevations currently finished in brick shall be retained in their existing brick finish for the life of the development.*

The approved development encompasses within it the raising of the ridge height of the dwelling, and there are insufficient existing bricks available to be reused on the side elevations in order to achieve a good brick match. The consequential effect will be to have a mix of bricks in the end gables of the dwelling which will appear awkward and out-of-keeping with the character and appearance of the both the existing dwelling and the surrounding area.

The proposed rendering of the side elevations will not give rise to any material harm to the character and appearance of the Checkley Conservation Area, as render is a common material within the locality, with a number of immediate neighbouring buildings exhibiting it. The resultant gable ends will consequently assimilate well with their surroundings, in particular with the white painted gable end of the adjacent Church View Cottage and the twin rendered gable ends of 20 Church Lane to the south.

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During our recent conversation you indicated that a variation of condition to permit the use of render on the side elevations could be supported, and I therefore trust that this application will be met with your approval.

Should you have any queries in respect of this matter please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant

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