



Geraint John Planning

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FAO Jane Curley

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell St
Leek
ST13 6HQ

Dear Jane,

LAND ADJACENT TO DAISY BANK FARM, UTTOXETER ROAD, UPPER TEAN, STAFFORDSHIRE

APPLICATION TO VARY CONDITION 5 OF PLANNING PERMISSION REFERENCE SMD/2018/0509 ('OUTLINE PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT OF UP TO 55 DWELLINGS INCLUDING CREATION OF A NEW ACCESS, CAR PARKING AND ANCILLARY LANDSCAPING')

Further to our recent correspondence, on behalf of Enzo's Estates Ltd, an application under Section 96a of the Town and Country Planning Act is submitted to vary Condition 5 of Planning Permission Reference: SMD/2018/0509. Details of the condition and supporting information to make formal variation to the condition, is set out below:

Condition 5: Scale Parameters

Condition 5 sets out:

'Development hereby approved shall be restricted to two storey development only, maximum 7.5m in height.'

'Reason:-In the interests of the character and appearance of the area'

The proposed change to Condition 5 is as follows:

'Development hereby approved shall be restricted to two and half storey development only, maximum 9m in height'

The amended wording is hereby proposed to allow for development at the site of up to two and half storeys as opposed to two storeys, with an increase in building height from a maximum of 7.5m to a maximum of 9m.

The reason for the change is to enable specific house types, as proposed under the concurrent Reserved Matters application (ref. PP-11179878), to be erected at the site. However, it is paramount to note that whilst this application seeks to increase the scale parameters for the development, that not all house types at the site will maximise these – as detailed in the table below, and within the submitted Reserved Matters application, the majority of house types will fall well within these parameters.

TABLE 1: SCALE OF PROPOSED HOUSE TYPES			
House Type	Storeys	Total Height	Number of Units
A	2.5	9m	7
B	2.5	9m	5
C	2	7.3m	2
D	2	8.2m	1
E	2	8.4m	6
F	2	8.5m	4
G	2	8.5m	12
J	2	8.3m	2
K	2	8.7m	6
L	2	8.4m	4
M	2	7.9m	6

A range of house types – 11 to be exact – are proposed to add variation and interest to the development whilst maximising habitable space and flexibility in terms of living options and arrangements for future occupiers.

In respect of the number of storeys, it is necessary for some two and half storey buildings (specifically two of the house types – A and B) to be introduced into the development to accommodate additional bedrooms to add to the overall mix of units and provide suitable dwellings for families, whilst being as space efficient as possible. As a result, these house types need to be 9m in height to allow for the additional half story. Overall, however, house types A and B equate to less than 25% of the total dwellings on site and will be dispersed throughout the development so that their height will not be as noticeable.

As demonstrated within the table above, it is the intention for the remainder of the house types to all be of two storeys with a ridge height of up to and including 8.7m, meaning that they fall well within the proposed scale parameters.

In combination with an extensive soft landscaping scheme (as detailed within the Reserved Matters submission), which will incorporate a substantial buffer along the eastern boundary utilising existing Green Infrastructure features and enhanced planting, it is considered that the site will be screened such that it can suitably accommodate units which are taller than the 7.5m outlined within the scale parameters as existing, with no detrimental impact on the landscape or views.

Conclusions

To summarise, it is proposed for the scale parameters of the outline permission to be revised in order to secure a diverse mix of house types (and by association, occupiers) at the site, whilst achieving a development that is respectful of its setting within the landscape and maximises the development potential of the site.

Overall, it is considered that the proposed changes to the scale parameters are minimal, resulting in no material change to the development nor to its visual or other impact. It is therefore respectfully suggested that this Non-Material Amendment be approved and Condition 5 of Outline planning permission reference SMD/2018/0509 amended accordingly.

We trust that the documentation submitted is sufficient to enable you to progress this application. Should you require further information, please do not hesitate to contact me.

Yours sincerely



Luke Grattarola
Principal Planner
Geraint John Planning Ltd.