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HARRISON WOOD

UNIT 3, STUDIO 2,
SILVERDALE ENTERPRISE CENTRE,
SILVERDALE ENTERPRISE PARK,
KENTS LANE, SILVERDALE,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 6SR.

Planning Department
Staffordshire Moorlands District Council
Moorlands House, Stockwell Street
Leek, Staffs ST13 6HQ

7th July 2022

Dear Sirs,

Ref. Proposed New vehicle access gateway and off street Car Parking area to frontage of existing dwelling at St. Annes Cottage, Church Road, Brown Edge, Stoke-on-Trent, Staffs, ST6 8TB for Mr and Mrs M. Frain.

Please find enclosed the following documentation all submitted for consideration for the extension and alterations at the above property. :-

Householder Planning Application with Certificate A
Our drawings as follows :-
HWA 1658 / 004 Rev A showing the proposed ground floor house plan and proposed parking space
HWA 1658 / 011 showing the 1 : 1250 scale Location Plan
HWA 1658 / 012 Rev A showing the 1 : 500 scale Block Plan
Annotated Site Photograph.

There has previously been a scheme of extensions and alterations approved under planning consent SMD/2021/0405 for this property, which are now essentially completed.
As part of the original submission for that planning proposal, the frontage car parking space was included, but was later removed from the application during the consideration period.
Our clients have, in the intervening period, needed to reconsider their proposals in relation to the need for additional off-street car parking.
The primary vehicle parking area and garaging for the dwelling is accessed from Boardmans Bank to the west end of the property for which access from the dwelling is through the garden area down a number of steps to the much lower level garage and driveway parking space. This route can be very impractical for everyday access to and from the dwelling. Consequently, one of the applicants' vehicles parks on the road frontage of Church Road, where this is uncontrolled. It would be more beneficial that such vehicle parking is brought into the frontage land of the dwelling. Our clients acknowledge that there is insufficient standard vehicle depth parking space between the house and the front boundary (4.65m max – 4.45m min) but their vehicle for this area actually can be contained on the available parking space zone without projecting into the Church Road area. By allowing this car parking space and access to be formed, this will also prevent other vehicle parking in that immediate vicinity on Church Road.

Should you have any queries concerning this application submission or require additional information, please contact us.

Yours faithfully,

M. Levie

M. A. Levie
Harrison Wood