



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:

Proposed Variation to Condition

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 storey development only, maximum 8.4m in height'

The amended wording is hereby proposed to allow for development at the site of a maximum building height of 8.4m as opposed to the approved 7.5m. Representing a deviation of less than one metre, specifically 900mm, from the approved parameters.

The reason for the proposed changes is to enable specific house types, as proposed under the concurrent Reserved Matters application (ref. PP-11179878), to be erected at the site.

The table below confirms the total (ridge) height of each of the proposed house types:

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

As can be seen, all the house types are proposed to be of a height of 8.4m or less. Elevations and further details pertaining to each of the house types are submitted under the Reserved Matters application.

Justification for Variation of Condition

As noted above, the proposed variation to the outline scale parameters, is sought to enable the Applicant's specific house types to be introduced and lawfully erected at the site.

A diverse range of house types – 11 to be exact – are proposed to variation and interest to the development whilst maximising habitable space and flexibility in terms of living options and arrangements for future occupiers. An increase in height to 8.4m is necessary to ensure suitable internal height space within each of the dwellings, all of which are two storey.

However, it is important to note that whilst this application seeks to increase the scale parameters for the development, in terms of the building height only, not all of the house types will maximise these, with some of the house types (namely C, D, J and M) falling within the revised parameters. The house types are dispersed throughout the development allowing for variation and visual interest.

Overall, the proposed change to building height represents a deviation of 900mm from the approved parameters. In combination with an extensive soft landscaping scheme (as detailed within the Reserved Matters submission), which incorporates 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 modestly taller than 7.5m, with no material change in terms of visual amenity or impact on the landscape and its character.

Conclusions

To summarise, it is proposed for the scale parameters (only in terms of building height) of the outline permission to be amended in order to allow for buildings of up to 8.4m to be erected at the site. This will allow for the provision of dwellings with suitable internal height space and also for a diverse mix

of house types to be secured, whilst achieving a development that is respectful of its edge of settlement location.

Overall, it is considered that the proposed changes to the scale parameters are minimal, and as such will not result in any material change to the development or 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.