

Covering Letter

01194 – PROPOSED EXTENSIONS AND ALTERATIONS

4th November 2022

Mr. B. Haywood
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Ben

HOUSEHOLDER APPLICATION – RE SUBMISSION – PROPOSED EXTENSION AND ALTERATIONS

On behalf of our client Mr and Mrs Myatt, I write to address the concerns within the previous refusal application ref: SMD/2022/0434 which I believe we have addressed for the current re-submission.

1. The development would be inappropriate in the Green Belt and, by definition, harmful because it is not provided for by any of the exceptions listed at paragraph 149 or 150 of the National Planning Policy Framework (NPPF). Specifically, it would result in disproportionate additions over and above the size of the original building. There are no other considerations that would amount to 'very special circumstances' that would clearly outweigh the harm to the Green Belt or any other harms resulting from the development. The development would conflict with the terms of the NPPF and policy SS10 of the Adopted Staffordshire Moorlands Local Plan 2020.

Our approved submitted drawing has a total volume of 50%. Please see attached appendix letter stating the increase in volume within the green belt can be between 30-50% which we have used as a guideline provided by a planning officer at Staffordshire moorlands district council.

2. The proposal does not represent good design that would be respectful of the simple form and character of the original dwelling. The proposed additions would introduce shape, form and architectural detailing that would detract from the dwelling's origins and the development would not appear as a subservient element of the dwelling. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area when viewed from the front and side. In these respects the development would be contrary to policies SS10 and DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide 2018 for the area.

From the previously submitted scheme ref: SMD/2022/0434, we have removed the large glazed gables to the front of the property and kept the front elevation the same with the addition of the side extension above the garage in matching materials to the existing dwelling which we have reduced in height so that the ridge of the proposal is set below the main ridge and appears subservient in appearance. The proposal has been drastically reduced from the previous scheme in terms of scale which we feel the external appearance is in keeping with the existing property.