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Ms. R. Bowers
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

8th August 2023

Dear Rebecca

VARIATION OF CONDITION 2 OF SMD/2022/0465 – LAND AT BASFORD VIEW, CHEDDLETON

On behalf of my clients A. & J. Palin I would be grateful if you would find enclosed a planning application submitted pursuant to s73 of the Town and Country Planning Act 1990 (As Amended) proposing the variation of Condition 2 of SMD/2022/0465 which granted planning consent for the erection of a one-bedroomed detached dwelling at the above site.

The application follows on from the Local Authority's recent refusal of a revised application for the erection of a dwelling on the site, as detailed within SMD/2023/0264. That application had proposed the erection of a dwelling with the same footprint as the dwelling already approved on the site under application SMD/2022/0465, and was to have no changes to its layout, means of access, parking and amenity space. The only difference between that proposal and the extant permission on the site was a modestly taller ridge height in order to facilitate the provision of a bedroom within the roof space, along with a study to facilitate home working (an increase of 0.525m). The resultant height of the dwelling was to stand no taller above existing land levels than the extant permission, with the increase in height achieved by lowering the floor levels all the way around the building. That application was refused by the Local Authority for the following reason:

1. *The site lies within the green belt whereby paragraph 147 of the NPPF identifies that inappropriate development is, by definition, considered to be harmful to the green belt. The proposed development by virtue of its size, scale and height would have a greater impact on the openness of the green belt than the existing development and therefore would cause substantial harm to openness. As such the development amounts to inappropriate development in the green belt for which no very special circumstances exist to outweigh the harm. The development therefore fails to comply with Policy SS10 of the Staffordshire Moorlands Local Plan 2020 and the National Planning Policy Framework.*

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This revised submission has taken on board the concerns raised by the Local Authority in its determination of application SMD/2023/0264 and proposes to vary the extant permission on the site to provide a bedroom and study within the roof space, whilst maintaining the approved ridge height of the dwelling unaltered at 5 metres. Unlike the previous application which had proposed the lowering of levels all the way around the building, this revised submission proposes the retention of the existing levels, with the exception of steps being formed down to the front door and patio doors. The impact of those works will be negligible.

The extant permission on the site was found to constitute an appropriate form of development in the Green Belt on account of the site comprising previously developed land and the new dwelling not having any greater impact on the openness of the Green Belt than the existing development. In approving the application, the Local Authority concluded as follows:

> *"The garages occupy a footprint of 46 sq.m. The amended dwelling would occupy a footprint of 56 sq.m. The dwelling would still be higher than the garages but not substantially so and would retain a single-storey with pitched roof form, just like the garages. As the dwelling would be in the same part of the site which was previously developed and will not encroach beyond the parameters of the garages footprint and immediate surrounding hardstandings (the scope of the existing development has been shown on an additional plan), I consider that the proposed redevelopment of the brownfield part of the site, as shown on the amended plans, would not lead to a greater impact on the openness of the Green Belt.*

The changes proposed within this application will ensure that the proposed dwelling will stand no taller than the existing approval, and will retain the same footprint and position within the site. The proposed variation of Condition 2 to facilitate these modest changes to the approved dwelling will have no greater impact on the openness of the Green Belt than the extant permission. The proposed development consequently amounts to an appropriate form of development within the Green Belt in accordance with the requirements of paragraph 149 of the National Planning Policy Framework and policy SS10 of the Local Plan.

The property will remain a one-bedroomed dwellinghouse and the design of the dwelling will remain largely unaltered from the that of the existing permission, with a pitched tiled roof, corbelled eaves and verges, stone headers and cills, and a strong, dominant ridgeline, emphasised by gables. Rooflights will provide a source of natural light to the first floor accommodation.

The proposal also continues to propose the installation of photovoltaic panels to its roof along with an air source heat pump, thereby providing the dwelling with a renewable source of electricity and

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heating. The proposed development is consequently held to meet the requirements of policies SD3, H1 and DC1 of the Local Plan.

I trust this revised proposal will be of interest, but should you have any queries or concerns then I would welcome the opportunity to discuss them with you prior to the determination of the application.

Yours sincerely

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