

Mr A & Mrs E Jones
Moss Lee Grange
Basford Green
Cheddleton
ST13 7ES
23/02/2024

Dear Sir/Madam

Re: Planning Application Ref. PP-123830060

Change of Use from Mixed Dwelling/Bed & Breakfast property to Dwelling House at Moss Lee Grange, Belmont Road, Basford Green, ST13 7ES.

Please find in this letter the reason for the application to submit the proposal.

1. Introduction

1.1 Mr. & Mrs. A & E Jones are seeking planning permission for the change of use of an existing mixed dwelling and bed & breakfast property at Moss Lee Grange, Belmont Road, Basford Green from its lawful use as a mixed dwelling and bed & breakfast to a dwellinghouse.

1.2 The existing mixed dwelling upper floor and ground floor bed & breakfast business was first granted under application 03/00691/FUL on the 27th August 2003. The ground floor level bed & breakfast ceased trading in August 2022 after nearly 19 years due to no longer being capable of providing sufficient income over the last 10 years. During those trading years Mrs. E Jones supported the business by working part-time outside the trading hours to enable the business to continue to operate, which had no detrimental effect on the business. Mrs. E Jones has since taken full-time employment in the Leek conurbation to meet the financial requirements to maintain income. The ground floor bed & breakfast element of the building has lain vacant since cessation in trading but remains its lawful use. The application proposes the change of use of the building to a dwellinghouse whose accommodation will continue to comprise of a 1 ensuite bedroom, 2 further bedrooms, hallway, and bathroom at ground floor, with kitchen/diner, living room and 1 ensuite bedroom at first floor. The resultant dwellinghouse will have no changes or works involved on the inside, or outside of the building and no changes, or works on the surrounding access points and land surrounding the property. The internal and external square meterage will remain as granted under application approved on the 27th August 2003.

1.3 The building benefits from an area of existing parking to its north, which provides a total of 4 parking spaces to serve the existing property under its current and proposed use. Vehicular access to the site being by the existing facility. No alterations, or extra openings onto the public highway are required, or proposed.

2. Site & Surroundings

2.1 The application site lies between the villages of Cheddleton and Ipstones in the Hamlet of Basford Green.

2.2 Access into either of the two villages has been a factor in the bed & breakfast element of the property as both villages are distances which guests have been un-willing to walk, especially in the unlit evening hours but also in the daylight hours as to the distance. The two villages are also required to be reached to make use of public transport connections to the wider area.

2.3 The application has no detrimental effect on the need to protect the quality and character of the area as it proposes no changes to the existing and continues to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

2.4 The application does not increase the number of regular trips in areas that are not well served by public transport, on the contrary the application reduces such matters.

Summary

I trust that the information provided is sufficient to enable you to determine this planning application.

However, if you require any further details, please do not hesitate to contact me.

Yours sincerely,

Your Name