

Mr & Mrs Mee
3 Oakhill
Upper Tean
Staffordshire
ST10 4JH

23rd April 2024

FAO The Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Dear Sir/Madam,

Application Number: SMD/2024/0145

Location: Oakhill Farm, Draycott Road, Upper Tean

Proposed Development: Change of use from 3 No. holiday lets to 3 No. dwellinghouses

We write to confirm that, whilst we do not object to the principle of the change of use of the existing holiday let cottages to permanent dwellings as primary residences, subject to the LPA adequately safeguarding the amenity of future residents particularly given the very close proximity to a working farm, we request that consideration be given to the removal of householder permitted development rights.

The cottages are sited in close proximity to our rear garden which currently has nearly 100% privacy due to the siting and orientation of neighbouring houses and the semi-rural location adjacent to open fields. Should the application be approved The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) would allow future residents of the new dwellings to alter and extend their dwellings without first obtaining express planning permission from the LPA. These may include the alteration to existing window/door openings such as the creation of Juliette balconies, the formation of new window openings, alterations to the roof to insert additional roof lights or the formation of dormer windows and even extensions to add additional storeys. These changes would likely significantly impact the privacy to our external private amenity space, including private patio area, to an unacceptable degree thus detrimentally affecting our residential amenity.

Furthermore, any possible future change of use from a dwellinghouse (use class C3) to a small HMO (use class C4) could give rise to unacceptable and excessive number of traffic movements, noise nuisance and general disturbance from such an increase in population within this small, relatively isolated, group of family dwellings all accessed via a long single width private driveway.

We would therefore request that, should the LPA be minded to approve the application, the following permitted development rights are removed by means of suitably worded planning conditions:

- Part 1: Class A: Enlargement, improvement or other alteration of a dwellinghouse
- Part 1: Class AA: Enlargement of a dwellinghouse by construction of additional storeys
- Part 1: Class B: Enlargement of a dwellinghouse consisting of an addition or alteration to its roof
- Part 1: Class C: Any other alteration to the roof of a dwellinghouse

- Part 1: Class E: Buildings incidental to the enlargement of a dwellinghouse.
- Part 3: Class L: Small HMO's to dwellinghouses and vice versa

We thank you for your consideration of the above.

Yours faithfully,

Mr & Mrs Mee.