

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

26th June 2024

Dear Rebecca

VARIATION OF CONDITIONS 2, 3 & 9 OF SMD/2023/0407 - 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 Conditions 2, 3 and 9 of SMD/2023/0407 which granted planning consent for the erection of a one-bedroomed detached dwelling at the above site.

The scheme approved under application SMD/2023/0407 encompassed the erection of a single storey dwelling, located towards the southernmost boundary of the site. The approved accommodation comprised of a lounge / kitchen, bathroom and cloakroom at ground floor, with stairs leading up to a double bedroom and study at first floor within the roofspace.

The revised proposal before you retains the scale, massing and design of the dwelling unaltered from that which has already been approved and which remains extant. The only revisions to the proposal are its re-siting further forward within the plot in order to move the building away from an existing sewer pipe that crosses the site in close proximity to the approved dwelling. The means of access to the site and proposed parking area will be as per that previously approved.

It is submitted that the proposed re-siting of the building does not give rise to any material planning issues. The design and appearance of the building is unaltered from that which has already been approved, and the re-siting of the building further forward within the plot will not give rise to any material harm to the character and appearance of the surrounding area over and above that extant permission. The means of access and provision of landscaping in front of the building is also retained.

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 revised proposal is consequently held to meet the requirements of policies SS10, SD3, H1 and DC1 of the Local Plan.

I trust this revised proposal will be of interest and look forward to hearing from you.

Yours sincerely



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