

Mr. A. Thomas
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

25th June 2024

Dear Andy

RETENTION OF TOILET BLOCK – SPRINGFIELDS FARM, HULME LANE, WERRINGTON

On behalf of my client Mr. C. Taylor I would be grateful if you would find enclosed a retrospective planning application for the retention of a small toilet block erected on the site.

The toilet block is used for purposes ancillary to the operation of the existing retail / café premises on the site, and constitutes a modest structure that has been located in a very discreet position to the rear of the existing buildings on the site.

The site is located within the Green Belt wherein the extension and alteration of a building can be considered appropriate development, provided that it does not result in disproportionate additions over and above the size of the original building. The toilet block is a very modest structure, and whilst detached from the adjacent building, can nevertheless be regarded in green belt terms as an extension.

The adjacent building, alongside which the toilet block is located, has not been previously extended and the toilet block itself constitutes a very modest structure which will give rise to a nominal increase in floor area (9.66m²). The development undertaken has therefore not given rise to a disproportionate addition over and above the size of the original building and consequently amounts to an appropriate form of development within the Green Belt, in accordance with paragraph 154 of the National Planning Policy Framework and policy SS10 of the Staffordshire Moorlands Local Plan.

The toilet block provides a much needed facility, not only for customers to the site, but also for members of staff. Without on-site toilet facilities staff members would need to travel away from the site to use other facilities, and then return to site, which is nonsensical. The toilet block is consequently considered appropriate and necessary to support the approved uses on the site, and

accords with the relevant provisions of policies SS10 and E1 of the Staffordshire Moorlands Local Plan in this regard.

We consequently trust that this proposal will meet with your approval. Should you nevertheless have any queries or concerns with the application then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant