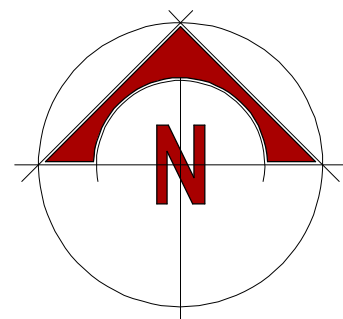




PROPOSAL SCHEME

Dane Heights is currently a Private Dwelling in spacious grounds with the additional benefit of an additional separate Independent Bungalow within its curtilage.

In addition the site has the benefit of two separate Outline Planning Approvals as noted in the key providing an additional 4 No. Dwelling Houses.

This proposal is for an additional 2 No. Dwellings plus a replacement dwelling and repositioning of another, making 8 Properties in total.

Plot A - It is proposed to demolish the existing dwelling, shown dotted, and replace with a new dwelling set further to the north of the plot.

Plot B - The single outline approved dwelling is to be repositioned to the north of the plot.

Plot C + D - 2 no. additional plots are proposed between plot B and the approved 3 plot site fronting the highway.

PROPOSED ACCESS

The approved access in both of the outline planning approvals noted here is to be adapted and utilised to serve the additional dwellings proposed in this application.

The position of the access onto Clay Lake is to remain unaltered but the width of the new private road is to be increased from 4.5m to 5.0m to allow for the additional traffic created by the proposals.

Visibility splays previously approved are to remain, i.e 2.4m x 90.0m to the west and 2.4m x 60.0m to the east.

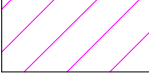
SITE LANDSCAPING

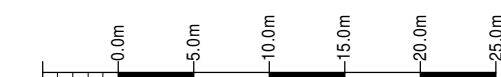
A Preliminary Ecological Appraisal of the site is provided with this application undertaken by Peak Ecology Ltd together with a baseline BNG calculation.

This application is for outline planning approval only with only access considered in addition. A landscape scheme will therefore be submitted as part of the Reserved Matters Application should this application be successful.

It is however the intention to maintain existing landscaping where possible and enhance it where necessary.

KEY

-  Application Site
-  Other land owned by Applicant
-  Outline Planning Approval granted for 3 Dwellings (ref. SMD/2023/0157, approved 14/06/2023)
-  Outline Planning Approval granted for Single Dwelling (ref. SMD/2023/0580, approved 24/01/2024)
-  Existing Bungalow
-  Approved Access realigned to suit new layout



scale bar @ 1:500

NOTE: - The layout shown is indicative only with all matters reserved apart from Principle and Access

Mr K Dawson

Proposed Redevelopment of
Dane Heights,
Clay Lake, Endon,
Staffordshire Moorlands,
ST9 9DD.

Outline Planning Proposal
Site Block Plan

Date	July 2024	Sheet	A2	Scale	1:500
Org No.	2023-2818-05	Rev.	-	Drawn	RG

A-



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