



Planning Department,
Staffordshire Moorlands District Council (SMDC),
Moorlands House, Stockwell Street,
Leek, Staffordshire, ST13 6HQ
<Via Email>

02nd September 2024

Dear Sir / Madam (Ms R. Bowers),

24-22 Variation of a condition for: Proposed New Detached dwelling (SMD/2021/0814)

This letter relates to an 'Removal/Variation of a condition' application under Planning Portal reference: PP-13298279, for the proposal of a 'Proposed New Detached house with attached garage', the variation proposed will omit this 'attached garage' amongst other aspects.

The Applicant is Mr C. Bloor & Mr L. Finlayson of 'Bloor & Finlayson Construction Ltd'. The previous Agent was 'Harrison Wood Consultancy Ltd', going forwards 'B3architectural' will be Agent for all further matters. Full Planning Permission was granted by delegated powers under SMD/2021/0814 on 15-03-23 with 16 Conditions in total. The following Bold Conditions will receive new details to vary the previous approval:

Condition 1 Time Limit

Condition 2 In accordance with the Approved Plans

Condition 3 Prior to any work above Slab level, all External Materials are to be submitted.

Condition 4 Use of Obscure Glazing on North Elevation

Condition 5 Prior to occupation details of hard / soft Landscaping and Boundary Treatments

Condition 6 Prior to use the requirement for access to site / public highway works (Dropped Kerb)

Condition 7 Prior to use Parking Area created and maintained within Site

Condition 8 Garage to be maintained for use of Vehicle / Cycle Parking

Condition 9 Construction Working Hours / Deliveries

Condition 10 Prior to commencement a Construction & Environmental Method Statement is to be submitted.

Condition 11 Prior to commencement details of a gas protection scheme

Condition 12 Relating to if Contamination is found

Condition 13 Relating to Imported Topsoil

Condition 14 Details of Artificial Lighting

Condition 15 Requirement for separate Foul and Surface Water Drainage within the Site

Condition 16 Removal of 'Permitted Development Rights' (GPDO 2015)

This Covering Letter gives an overview on the details submitted:





Condition 2 states that the development must be carried out in accordance with the following drawings:

Location Plan: Dwg no 1659/009

Proposed Site Plan: 1659/003 Rev A

Proposed Ground Floor Plan: 1659/004 Rev A

Proposed First Floor Plan: Dwg no 1659/ 005 Rev A

Proposed Elevations: Dwg no 1659/006 Rev A

These will be substituted with the following Drawings by B3architectural:

24-22-b3-XX-XX-DR-A-0101_Rev-_Location_Plan_(A3)

24-22-b3-XX-XX-DR-A-0103_Rev-_Proposed_Site_Plan_(A1)

24-22-b3-XX-XX-DR-A-0104_Rev-_Proposed_Block_Plan_(A1)

24-22-b3-XX-ZZ-DR-A-0202_RevB_Floor_Plans_(A1)

24-22-b3-XX-ZZ-DR-A-0401_RevA_Proposed_Elevations_(A1)

The revisions made is the addition of a Single Storey Bay Window to the main Living Room. This improves the quality of the internal space and allows greater natural light into a large room. Around the site there are several properties which have two storey Bay Windows, (see multiple examples in Appendix). Even the neighbouring property (No. 9 Blythe Road) has a Bay Window detail.

The other revision is to substitute the integral Garage Door for a Triple Pane Window to allow this space to become a 'habitable room' such as a Snug or Office. A further External Door will be provided on the Side Elevation to reach the 'Cycle Parking' provided. This Variation will give the property a larger floor area which is essential to the viability of the proposal. Adequate Parking can be provided within the site without the Garage and the footprint of the house has not altered from the approved scheme (other than the Bay Window).

For informative purposes Condition 7 relates to vehicle parking. An integrated Garage was provided in the original consent along with 2 No. of Car parking spaces externally.

In the Variation Application 3 No. of Car parking spaces will be provided externally at the front of the site with turning space whilst Cycle Parking will be provided within the Floor Plan.

Condition 8 relates to the provision of an integrated Garage as per the approved plans (1659/004 Rev A). A 'Removal / Variation' of this condition is sought.

The Proposed Drawings omit the Garage in lieu of a Snug / Office and within the Floor Plans a 5m² Cycle Storage area will be provided. This will be sufficient for circa 2-3 Cycle Parking Spaces. A Garden Storage Structure /





Shed will also be provided on the Proposed Block Plan for Garden Maintenance equipment, this is essential due to the removal of Class E GPDO.

Conclusion

To conclude, the anticipated response to this application is for SMDC to **vary Condition 2** to substitute the previously Approved Drawings and to **vary or remove Condition 8** as adequate Car Parking and Cycle Parking remains available in the revised Plans.

B3architectural note that during SMD/2021/0814 the original plans were revised to suit comments by the Case Officer. The Officer's Report makes comment on the size of the original proposal and the design was subsequently revised to a reduced frontage. Amenity distances remain in-keeping with the original approval.

The Report did not recommend that the Bay Window on the original drawings should be omitted, however, the previous Agent made the decision to remove this feature. This Variation application seeks to re-introduce a Bay Window which is a common feature as demonstrate in the Photos in the Appendix. The proposed Bay Window is single storey and adds only 1.5m² Gross External Area (GEA).

Additionally, the Report does not insist upon a Garage being provided, providing that adequate Car Parking and Cycle Parking can be provided there is no objections anticipated. The proposals can demonstrate this.

Regarding the Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government-DCLG) the proposals provide 159m² Gross Internal Area (GIA) which is adequate for a 4 bedroom, 8 person dwelling.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'B Johnson'.

Bruce Johnson BSc (1st Hons), PGDip, MSc

on behalf of the applicant: Bloor & Finlayson Construction Ltd



Appendix – Examples of Bay Windows around the Site

Evidence to show that there are several examples of properties with Bay Windows around the site.



Figure 1: No. 9 Blythe Road is the immediate neighbour to the Site.





Figure 2: No. 2 and 4 Blythe Road (opposite the Site) also have two storey Bay Windows.



Figure 3: No. 2-8 Trent Road. Taken from Blythe Road.

