

4th October 2024

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street,
Leek,
ST13 6HQ

Via Planning Portal

Dear Sir/Madam,

Erection of detached bungalow – Land at Park Lane, Cheadle

This letter supports a revised submission for the erection of a detached bungalow at Park Lane, Cheadle.

This scheme follows the refusal of an application for the erection of 3 bungalows at Planning Committee in June 2024.

At this meeting members of the Committee made it clear that they were generally supportive of the applicant's desire and need to live on the site but were concerned that the provision of 3 bungalows constituted over-development of the site.

In line with these comments this revised scheme seeks consent for a single bungalow on the site as shown on the revised indicative layout. The property will be built as a self-build dwelling for the applicant Mr Bullock who owing to failing health, which includes [REDACTED], which will require a fully accessible bungalow in the coming years.

It is proposed that the property will be designed and built to lifetime homes standards, and this can be secured via a suitably worded condition on any outline approval. This will ensure that after Mr Bullock vacates the property it will still provide an entirely accessible property within the housing stock of the town for future occupiers.

As set out on the previous application the site clearly constitutes infill development within the greenbelt, there is significant development to the north-west of the site as you move up Park Lane, whilst planning permission has recently been granted for a new dwelling further up Park Lane at Manor Park Farmhouse under application reference SMD/2023/0341. In addition, a builders yard operates from the land to the right of the field which includes storage, associated walling and parking of contractors vehicles.

The property will be designed to ensure that its impacts on the wider character of the area are minimised, it will be set solely over a single storey and it will not impact adversely on views into the site. It will appear as a natural extension and infilling of a gap in built form on Park Lane and will certainly be less intrusive on the landscape than the approved property at Manor Park Farmhouse.

The revised layout has been carefully chosen to ensure that impacts on the occupiers of properties off Nursery Close are minimised. The indicative layout shows a distance of some 16.8m from the blank gable of

the proposed property to the rear of the adjacent bungalows. This is clearly sufficient to avoid any concerns regarding a loss of light, or overbearing impact on these properties.

The property is accessed via the existing access from Park Lane and the additional movements associated with a single accessible dwelling will be minimal and will certainly not be to an extent where any highway safety issues will arise from the proposal.

Mr Bullock owns the whole field and as part of the scheme he is happy to provide orchard and wildflower planting to significantly improve the biodiversity of the field, again this can be secured as part of any planning approval via a suitably worded planning condition.

It is felt that the significant changes to the scheme satisfy the requirements of the Planning Committee.

It is hoped that this scheme can be considered at the next available meeting to allow this matter to be brought to a positive conclusion.

Yours faithfully

Jim Malkin MRTPI
Director
JMI Planning Ltd