



Planning Services,
Staffordshire Moorlands District Council,
Moorlands House, Stockwell Street,
Leek,
Staffordshire, ST13 6HQ
planning@staffsmoorlands.gov.uk

5th March 2015

Your ref PP 04028688

Dear Sir/madam

Re-Householder planning application at Paradise Farm, Main Road, Hollington, Staffordshire

Please find attached a full set of plans for this small extension at the rear of this dwelling.

The application is driven by changing family needs and provides for both a new bedroom and for larger utility room. The additional ground floor space will allow the existing oil boiler to be replaced with a new wood/wood chip boiler which of course is more more environmentally friendly.

The materials for the extension can either be matching stone or reclaimed brick as both these materials are present on the house already. The roofing materials will be reclaimed Staffordshire blue clay tiles.

It is not considered necessary at this stage to prepare a lengthy planning statement to justify the extension. This is simply because it is clear and beyond doubt within the National Planning Policy framework and revisions to the permitted development rights that the 'planning process' is now set to approve (where planning permission is required) simple and uncontentious planning applications such as this one.

Paradise Farm, Main Road, Hollington, Staffordshire, ST10 4HX

m: 07876 022365 e: gezwillard@ymail.com e: willard@wwplanning.co.uk Skype: Gez Willard WWplanning.co.uk

Company registration number : "WW Planning" is trading as part of Willardwillard Ltd. Company registration number 5948350 registered in England.

The extension is of the same architectural family as the existing cottage, is sighted discretely to the rear and is subservient in scale to the house. The balcony to the rear is designed modestly and will afford good views over the beautiful Staffordshire Moorlands countryside without affecting any neighbours because there are none. It is in fact only the balcony feature that takes this development beyond the scope of permitted development allowances. In short there are considered no sound planning reasons to prevent a speedy planning permission from being granted.

I will be making payment of £172 for this householder application electronically

The applicant wishes to make a start on this development this summer so a speedy decision free from planning conditions will be appreciated.

Yours Sincerely

as agent- Gez Willard M.R.T.P.I

Chartered Town and Country Planner

Paradise Farm, Main Road, Hollington, Staffordshire, ST10 4HX

m: 07876 022365 e: gezwillard@ymail.com e: willard@wwplanning.co.uk Skype: Gez Willard WWplanning.co.uk

Company registration number : "WW Planning" is trading as part of Willardwillard Ltd. Company registration number 5948350 registered in England.