Walker, Hazel

From: Planning (SMDC)
Subject: FW: Reference: Objection to planning application no. SMD/2016/0668, 2 Potters End, Biddulph

From: Steve Parkinson
Sent: 20 November 2016 16:16
To: Planning (SMDC)
Cc: biddulph@staffordshire.gov.uk
Subject: Reference: Objection to planning application no. SMD/2016/0668, 2 Potters End, Biddulph

From:
Mr & Mrs S Parkinson
1, Potters End,
Biddulph
ST8 6SX

We write in response to your letter dated 7th November 2016 regarding planning application no. SMD/2016/0668, 2 Potters End, Biddulph.

We wish to object to the above planning application on the following grounds:-

Over Development

The proposed development conflicts with policy DC1 of the Staffordshire Moorlands Local Development Framework Core Strategy Development Plan Document (CS, March 2014), which requires that all development should be well designed and should reinforce local distinctiveness.

This application is an over development of the land adjacent to 2, Potters End which is currently garden. This would go against the open aspect of all the gardens that join the footpaths, the estate road and the layout of the estate as a whole. The visual impact would be that the site would be over developed and result in the loss of open green space. This would be considered harmful and unsympathetic to the character of the estate.

The original developer did not see fit to build a further property on the land or on any other large corner plots on the estate and consequently we think that this alone shows that it is out of character and it would erode the existing landscaping of the area.

A precedence has been set by the dismissal at appeal for planning application SMD/2015/0691 (dwelling adjacent to 19, Sawyer Drive) Should this new application be approved, it will set a new precedent for approving the previously refused application SMD/2015/0691 and the 2 further dwellings adjacent to 9, Sawyer Drive (planning applications SMD/2007/0310 and SMD/2007/0576 which have currently lapsed), which could potentially lead to a total of 4 new detached properties being built on this particular corner alone and furthermore will set a precedent for developing all other large corner garden plots throughout the estate. This would be in direct contravention of policy DC1.

Please could we ask that the above points be taken into consideration when making a decision on this application and please could you also acknowledge receipt of this objection.

Yours sincerely
Mr and Mrs S Parkinson

Copy sent to Biddulph Town Council