Burnett, James

From: Planning Comments (SMDC)
Subject: FW: Response to Planning Application SMD/2017/0268

-----Original Message-----
From: Stuart W Campbell
Sent: Friday, May 19, 2017 7:10 PM
To: Planning (SMDC)
Subject: Response to Planning Application SMD/2017/0268

Dear Sir,

Planning Response – SMD/2017/0268

1 Royal Cottages
Troughstones Road
Biddulph Common

Further to the proposed conversion and alteration of existing redundant outbuilding to dwelling, as a local resident of 17years standing there are a number of comments and observations which I believe are relevant to this application.

The area in question is a quiet rural community, without local services or shops – the nearest being between 2 and 3 miles distant. The only practical form of transport is private motor vehicle and the proposed development is at the end of Troughstones Road, a single-track no through road with a number of dangerous blind spots and frequent livestock movements. The new dwelling would increase road traffic significantly on this narrow and dangerous road, by between 30 and 50%, dependent on calculation method, which is a substantial and unacceptable risk. Additionally, the proposed access to the dwelling would prevent vehicles turning around at the closed end of Troughstones Road, forcing a potentially long and dangerous reverse journey down the same.

There is no existing permanent access to the proposed outbuilding conversion (vehicular or pedestrian) – occasional vehicular and pedestrian access is via field gates and a track across pasture and there is no permanent parking. The addition of permanent access and parking for the proposed dwelling would substantially impact the character of the existing property at 1 Royal Cottages with the proposed access being a long and new vehicle route along its East facing boundary.

It should also be noted that the outbuilding in question has only become redundant as the existing landlord has chosen not to let it out – the property it forms part of (1 Royal Cottages) has been let out for some time and would clearly benefit and utilise the outbuilding if it were made available for use. The outbuilding proposed for conversion is not a long-term redundant and derelict outbuilding and if made available would be readily utilised as an effective outbuilding to the existing 1Royal Cottages property, as originally designed and intended.

Additionally, it should also be noted that the existing properties have no mains gas supply and any new dwelling would impose an additional carbon burden on the environment through use of oil-fired heating, which even with modern higher efficiency boilers would impose significant additional carbon burden and pollution risk to this rural area of Staffordshire.

The proposed conversion and allocation of land to the proposed dwelling substantially impacts the nature and character of the existing dwelling at 1 Royal Cottages. This exiting dwelling is a significant property and with large garage which would have all meaningful garden and land removed, apart from a small and inappropriate front garden, destroying the character of the existing property.

As a resident of 2 Royal Cottages, the proposed dwelling conversion with its elevated and extended dormer windows would introduce significant overlooking of our garden and house, substantially impacting our privacy which was a primary consideration character point when we chose 2 Royal Cottages as our quiet and secluded home.

The building conversion application also makes reference to foul disposal via septic tank, yet makes no claim on disposal route and ignores the potential for potential contamination of local spring water and the stream (Singing Brook) near the northern boundary of the planning application.

To conclude, I object strongly to the proposed planning application on the grounds that the proposal,

- Substantially increases road traffic danger on Troughstones Road, in a variety of ways
- Places further load on extremely limited public services
- Breaks up and destroys a cohesive and integral property (1 Royal Cottages) to the detriment of the local character and community
- Substantially overlooks and impacts the privacy of 2 Royal Cottages
- Fails to adequately consider effluent disposal, carbon footprint or pollution risk
- The outbuilding is not redundant, it is simply not let out for use

On any one of these grounds alone, I believe it is inappropriate to grant permission for the proposed conversion and request that application SMD/2017/0268 is refused.

Kind Regards,

Stuart Campbell

2 Royal Cottages
Troughstones
Biddulph Park
Soke-on-Trent
ST8 7SL