## Burnett, James

**From:** Planning Comments (SMDC)
**Subject:** FW: Comment Received from Public Access

-----Original Message-----
From: planningcomments@staffsmoorlands.gov.uk [mailto:planningcomments@staffsmoorlands.gov.uk]
Sent: Tuesday, May 30, 2017 12:08 PM
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2017/0218 Site Address: 5 DRAYCOTT OLD ROAD FORSBROOK STAFFORDSHIRE ST11 9AL Stoke-On-Trent
Comments by: Rod Vyse
From:
58
Cheadle Road
Forsbrook
Stoke-on-Trent
Staffordshire
ST3 7FE
Submission: Objection
Comments: Dear Sirs,

Re: Outline planning application with all matters reserved (except access) for a single residential dwelling (resubmission of SMD/2016/0259), On land off Cheadle Road, Forsbrook by Mr & Mrs D Caswell.

I write in connection to the above planning application, I have examined the plans and I

know the site well as I live in the adjacent dwelling (No. 58 Cheadle Road). I wish to

object strongly to the development of this site.

1) First, I have noticed that the planning application contains errors that should

render it invalid, as follows:

i) The proposed site plan indicates a red line to the site boundary that is not

correct. I have in my possession a title deed from the land registry (number

SF591446) that indicates the correct site boundary to stop at the gated

entrance and does not continue to the side of the road as indicated. The

small triangular area, part of which has been indicated on the plan number

00526_AL[0]01 as being in the applicants ownership is in fact a council

owned and maintained shared access to this site along with numbers 58, 58a and

60 Cheadle Road.

ii) I myself have received a ¿Notice 1¿ regarding this application signed by Mr Joe Shenton of Hewitt and Carr, indicating that the land in question is owned by me, this is not the case.

iii) As mentioned in my letter during the previous application, the site and 5 Draycott Old Road were one large site as per the attached Land Registry Plan SF591446, however the new drawing states quite clearly ¿5 Draycott old road is no longer in the ownership of the applicant¿ indicating that the site has been split into two (confirmed by the attached new Land registry plan SF622483, despite this, on the forms the application site is clearly written as 5 Draycott Old Road, surely this an error.

2) Now the site has been sold what has become of the access to the parking of 5 Draycott Old Road, I have driven past no. 5 Draycott Old Road numerous times and they have no drive and no other off road parking, giving up their right of way across this land will remove the only vehicular access to the garage at the rear of their property and therefore I would have serious reservations as to where the owners/visitors of no. 5 are going to park their vehicles, their only other option will be to park on the road and this will put pressure on Draycott Old Road which is very narrow, further compounded by the fact that no. 5 is on a bend and very close to a number of junctions to other roads (Cheadle Road and Scarrat Drive).

3) A previous development has already been permitted on the land of 56 Cheadle

Road, these were allowed to be given a ¿modern look¿ not in keeping with the

stone and rendered buildings in the vicinity and this has altered the street scene

quite dramatically, I feel that further development of this nature will be

detrimental to the feel of the village.

4) The design for the proposal is poor and the little open space provided would not be suitable for a garden and external amenities, the shape of the site means there are ¿pinch points¿ in most areas resulting in unusable space and the site will suffer because of it.

5) Forsbrook is a small village where development proposals should be considered

very carefully and infilling could ruin the character of the village. The protection

of Forsbrook¿s visual, historic and archaeological qualities should be protected

by the Local Plan for the area as well as National Planning Policy Framework,

which states that ¿permission should be refused for developments of poor

design that fail to take opportunities for improving the character and quality

of an area and the way it functions¿. While I appreciate that this is only an

outline planning application and the design information put forward at this

stage is limited, I feel the information that is shown indicates a property of

modern design and is not sympathetic to the local area and I feel the awkward shaped site and need to push the dwelling to the back of the site are always going to result in ¿poor

designs¿ for this site.

Notwithstanding the comments I have made above I have reservations from a personal

point of view as follows.

6) The level of the site is around 1.5m higher than my land and I have reservations

that my property would be quite considerably overlooked, in addition one of the

drawings indicates that 4 trees will be removed and this will alter the outlook

from my garden and not for the better, I will henceforth be looking at the side

and front of a property which would also be higher than mine.

7) I have been (and continue) renovating my house and I have done so to help

maintain the historical beauty of the village, I feel that another new dwelling in

this vicinity (in addition to those built on the land of 56 Cheadle Road in the last

few years ago) will begin to overwhelm the area.

8)I also feel that the loss of several mature trees during the development would be detrimental to the street scene.

I would be pleased if you could respond to my concerns regarding this development

prior to a decision being reached.

Yours faithfully,

Mr Roderick Vyse