From: planningcomments@staffsmoorlands.gov.uk
Sent: 03 October 2017 20:35
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0597 Site Address: Tall Pines Birchall Lane Leek Staffordshire ST13 5RA Leek
Comments by: Philip Culleton
From:
The Cottage
Birchall Lane
Birchall
Leek
Staffordshire
ST13 5RA
Phone:
Email:
Submission: Objection
Comments: I would like to object to planning application SMD/2017/0597 - change of use from single dwelling to two dwellings plus single storey front and side extensions.

My reasons for objection are as follows.

The proposed development is a direct contravention of the Design Considerations section DC1 of the Core Development Strategy 2014 as it does not respect local context or the scale and proportions of surrounding buildings and would be entirely out of character for the area, to the detriment of the local environment.

Birchall is characterised by large plots with large spacing between detached properties. Changing one detached dwelling into two semi-detached dwellings will result in two properties that are entirely out of keeping with the area. There are currently no semi-detached properties on Birchall Lane.

Furthermore, sub-dividing the plot will result in two gardens that are very small compared with the large gardens enjoyed by the surrounding properties. The proposal allows very little space for landscaping and would lead to gross over-development of this site.

The increased traffic will be significant, and will impact all residents who live further down the Lane. Visitors unfamiliar with the Lane are already causing safety issues by driving too fast and not taking into account children playing, road width, lack of pavements and absence of street lighting and road markings.

I believe this development is unneighbourly and detrimental to the other residents on Birchall Lane. Approval of this application would set a precedent for other similar developments to follow. The proposal would alter the fabric of the area and amount to serious cramming in what is a low-density road.

Kind regards

Philip Culleton