From: planningcomments@staffsmoorlands.gov.uk
Sent: 05 October 2017 09:36
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0595 Site Address: The White House Blythe Bridge Road Caverswall Staffordshire ST11 9EA Stoke On Trent
Comments by: Lynn CantlayCaverswall Parish Council
From:
The Gables
504 Weston Road
Caverswall
STOKE-ON-TRENT
Staffordshire
ST3 6QD
Phone:
Email: clerk@caverswall.staffslc.gov.uk
Submission: Objection
Comments: John Williamson

Planning Officer

Staffordshire Moorlands District Council 5th October 2017

Sent via Planning Portal comments

Dear Mr Williamson,

SMD/22017/0595 ¿ The White House, Blythe Bridge Road, Caverswall

Alterations to existing garage to form granny annex and garden store

With regards to the above planning application which the Parish Councillors discussed at our meeting

this week and wish to OBJECT to the application.

A previous application for conversion of outbuilding to dwelling (SMD/2006/0426) was refused and we cannot see that the reasons for its refusal do not still apply to this current applicatiom :-

1. The use of the building as an independent dwelling unit combined with its close proximity to the existing dwelling house on the site would result in a cramped form of development which would have a detrimental impact on the residential amenities of The White House and potential occupiers of the converted building by virtue of a loss of privacy. The proposal would therefore be contrary to Policies B13 (C), B21 (D) and The Councils Space About Dwellings Standards in the Staffordshire Moorlands Local Plan.

2. The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing access which affords restricted visibility to the south for emerging vehicles. The proposal would therefore be contrary to Policy T16 of the Staffordshire Moorlands Local Plan.

3. Government Guidance in PPG2 (Green Belts) states that the re-use of buildings in the Green Belt does not constitute inappropriate development providing it does not have a materially greater impact than the present use on the openness of the Green Belt. The building is currently used as an ancillary garage/workshop in connection with the residential use of The White House. The proposal to convert the existing building to form an independent dwelling unit would clearly have a greater impact on the openness of the Green Belt than the existing use. The proposal therefore represents inappropriate development in the Green Belt and as such is contrary to PPG2 (Green Belts) and Policy N2 of the Staffordshire Moorlands Local Plan.

In addition to the above, we understand that this property has a Single Designation on it imposed by you to reduce the amount of traffic on the right of way crossing No 1 Gable Cottage¿s land which we ask that you look into and consider when making any decision on this application.

We would request that should planning permission be granted by you then a condition is placed on

said approval that the property must remain as part of The White House and therefore cannot be sold as a separate property in the future, this to ensure that no financial profit can be made by the owners of the property.

Yours sincerely

Lynn Cantlay

Clerk to Caverswall Parish Council