From: planningcomments@staffsmoorlands.gov.uk
Sent: 20 August 2019 16:14
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2019/0428
Site Address: Land Adjacent To 20 Caverswall Road Blythe Bridge Staffordshire
Comments by: Mr & Mrs Bootherstone
From:
22
Caverswall Road
Blythe Bridge
Blythe Bridge

Phone:
Email:
Submission: Objection
Comments: Dear Lisa,

In reference to the planning application SMD/2019/0428 on the land adjacent to 20 Caverswall Road we would like put forward our views.

As the residence living opposite the proposed planning site we object on the following grounds:

* The houses surrounding the site all sit within reasonably sized plots, whereas the proposed dwelling takes up the majority of the land in which it sits. The overall layout and density of the property seems far too much for the land available.

* Due to the size of the proposed dwelling, it will inevitably mean that the amount of natural light will be greatly reduced.

* To continue on from our previous point, the dwelling will almost definitely overlook and so cause lack of privacy to a number of its neighbours. The addition of an attic bedroom with three roof windows to the front of the property make this even more an issue.

* The single track, private lane which would be used to access the property is too narrow to service another dwelling and is only a dirt road with no maintenance provided from the councils. It would struggle to cope with the traffic that a 5 bedroom property would generate.

* Following on from the above, the lane also has restricted visibility when heading onto Caverswall Road and is a dangerous junction. Staffordshire County Council Highway Authority have previously stated that ¿Although the access is used for other dwellings, the addition of a further dwelling will be a significant percentage increase in and intensification of use of the access with restricted visibility to the north¿. This still applies to this revised application.

* The lane in which the proposed dwelling would be accessed is also a public footpath which is frequently used by dog walkers and school children, therefore the property and traffic generated would adversely affect the public right of way.

*Staffordshire Moorlands collect all bins from the end of the private lane and so should this property go ahead there could be more than 8 bins at the end of the lane on collection days which would prevent access to the dwellings, add to the visibility issues at the junction and on the blind bend.

Although there have since been plans passed on this site, this dwelling was initially refused previously on 08/01/2016 due to the following reasons:

¿1.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 for drivers emerging from the access onto Caverswall Road in conflict with NPPF

Paragraph 32 and Core Strategy Policy T1 and contrary to the interests of highway safety.

2. It is considered that this large, 4-bedroom detached property with a ridge height of 7.2m

will result in a development which would have an overbearing impact and accordingly would

have an adverse impact on the amenity of the residents of the adjacent property. The

property appears bulky when viewed from the street scene and with a width of 12.4m would

look cramped within the site. The other properties within this cul-de-sac are all sited within

large plots whereas the proposed development would be sited within a very narrow plot and

the dwelling would accommodate almost its entire width. The proposed development is

considered to contrary to the design aspects of Core Strategy Policy DC1 and the design

considerations of the NPPF.¿

These current plans show that both the ridge height and width has increased rather than decreased and the proposed dwelling is now larger than the initial, refused application.

We would very much appreciate if you would please take the above points into consideration when making your decision.

Kind regards,

Craig & Sarah Bootherstone of 22 Caverswall Road