From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2019/0525 Site Address: Brantwood Birchall Lane Leek Staffordshire ST13 5RA Leek
Comments by: Mr & Mrs Daly
From:
Dunvegan
Birchall Lane
Leek
Leek
Staffordshire
ST13 5RA
Submission: Objection
Comments: Dunvegan, Birchall Lane, Leek

8th September, 2019

Dear Mr Swithenbank,

Planning application SMD/2019/0525 ¿ Brantwood, Birchall Lane

We strongly object to the above application.

The location of the large recreational outbuilding at the summit of Birchall Lane, has a serious detrimental impact on Brantwood itself; the neighbouring properties (in particular, Birchwood, Birchall Edge, Woodpeckers, and Minsmere); the public right of way through the cutting between Brantwood and Birchall Edge leading to Ballington Grange; and the open countryside to the rear as follows:

¿ Brantwood

The dwelling and outbuilding look out of proportion to each other.

In its elevated position, the outbuilding appears to dominate the main dwelling.

¿ Neighbouring properties

Again, the elevated position of the large outbuilding overpowers the neighbouring area. It changes the openness of the garden land. The intended use and large windows impact detrimentally on privacy. All of the above named neighbouring properties are occupied by octagenarians who have lived in Birchall Lane for decades.

¿ Public right of way through the cutting between Brantwood and Birchall Edge leading to Ballington Grange

The outbuilding is highly visible from the public footpath from Birchall Lane leading into the open countryside. The footpath is through a cutting with a significant bank falling away from the boundary with Brantwood. Again, the elevated position of the outbuilding is overpowering, and together with the narrowness of the cutting, it makes the outbuilding appear even bigger than it is. This has a significant detrimental impact on the environment for users of the public right of way as they approach the open fields with views of ancient woodland, Morridge Top and distant views of Leek and the surrounding area.

The applicant has recently extended the dwelling to the rear and we believe that in approving the fenestration for the extension, the planning authority expressed concern that the route of the public right of way be respected. We feel that the same concern should similarly apply to this application.

¿ Open countryside to the rear

The large outbuilding is clearly visible on the open countryside landscape from the public footpath between Birchall and Ballington Grange. The spectacular 360 degree open views of fields, Birchall Ancient Wood, Morridge Top, and distant views of Leek and the surrounding area, enjoyed by many walkers descending from Ballington Grange to Birchall, are now interrupted by the outbuilding. It is a total blot on the landscape. No other residential or agricultural building can be seen except the Brantwood outbuilding.

The impact of the outbuilding in its elevated location is so hugely detrimental to the neighbourhood and adjoining countryside that we feel that the application for planning permission must be refused.

Yours sincerely,

Jane & Brendan Daly