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: Carol Dudson
From:
Pine Hill
Birchall lane
Birchall lane
Leek
Staffordshire
ST135RA
Phone:
Email:
Submission: Objection
Comments: Pine Hill

Birchall lane

Dear Sir

Planning application SMD/2019/0525 Brantwood, Birchall Lane

I write to advise you that I have strong objections to the application. If every owner on Birchall whose garden abuts the open countryside, including myself, were to erect a sizeable outbuilding like that at Brantwood, we would have a very different looking landscape and neighbourhood.

The application does not reflect the true nature of the construction of a large recreational outbuilding on the site which has been started without any planning permission in place. In addition the Application form submitted for this application states that work has not yet commenced which is a false statement as work has clearly already started.

The location of the large recreational outbuilding at the summit of Birchall Lane, has a significant 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;

¿ the open countryside to the rear as follows:

Brantwood and the outbuilding look out of proportion to each other. The elevated position results in the outbuilding dominating the main dwelling and neighbouring properties. 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.

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 in terms of the protection of the 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, amounts to unneighbourliness and has a significant detrimental impact on the adjoining countryside.

A key planning issue here with the inappropriate development at Brantwood is the overpowering effect of the building in its elevated position on the site. This is a key planning matter on which the planning authorities have refused many applications locally. In the interests of all the above matters, I urge you to refuse the application

C Dudson