

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 April 2021 11:22:19

Application Reference No. : SMD/2021/0210 Site Address: Greywoods Cheddleton Road Leek Staffordshire
ST13 5QZ Comments by: Mr & Mrs McDermott

From:

Links View
Rivendell Lane
Birchall
Leek
Staffs
ST13 5RH

Phone:

Email:

Submission: Objection

Comments: Greywoods SMD/2021/0210

Dear Mr Johnston,

We write to object to the above outline planning application for the Greywoods, Birchall Lane site on the following grounds:

1. Despite dropping one of the two originally proposed dwellings this new submission fails to consider many of the reasons for rejection of the initial proposal.
2. The detrimental effect this additional dwelling will have on the historic character and amenity of Greywoods, combined with the evident lack of need for further housing supply in the Leek area make this proposal an unsubstantiated overdevelopment.
3. The newly proposed dwelling would sit side on to Birchall Lane, clearly out of character and out of the building line of that side of the Lane and with impact on the views and sightline of adjacent properties.
4. The outline nature of this plan makes it very difficult to know the true extent of the impact this additional dwelling could have on the character of the area, the privacy and access to light of neighbouring properties (including Greywoods itself) and the future integrity of the mature trees and shrubbery on the current Greywood site.

In addition to the above specific points, it must be noted that the Birchall area has been the scene of a multitude of development proposals in recent years with a clear theme to cut up, subdivide and exploit the defining character of the area: larger garden space.

Notwithstanding the impact on the character and biodiversity of the area this has also led to a once sleepy, quiet, private lane becoming something more akin to a building site entrance with heightened risks to road and pedestrian safety are clearly evident.

We therefore request this new application to be rejected.

Thank you for your consideration,

Regards,

Mr & Mrs McDermott

Links View, Rivendell Lane

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