

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0210
Site Address: Greywoods Cheddleton Road Leek Staffordshire ST13 5QZ
Comments by: Nigel and Sharron Binns
From:

Heather Hills
Birchall Lane
Birchall
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Submission: Objection

Comments: We would like to object to the further application for development of an additional residential dwelling within the garden of Greywoods, Cheddleton Road, Leek, ref SMD/2021/0210.

The single property in this new application closely resembles the previous proposal that was roundly rejected by the Planning Committee at an earlier hearing (ref SMD/2020/0645).

The building of an additional property in the garden of one of the historically notable properties of the town is not in keeping with the street scene and the destroys the nature and standing of Greywoods and indeed the unique character of the surrounding area. It is not sustainable development and presumption in favour of development is not applicable here. Committee should consider the desirability of preserving the character of the Birchall neighbourhood, especially in regard of the need to conserve and enhance the historic environment embodied in policies such as the National Planning Policy Framework 2019 and also DC1 of the Core Development Strategy 2014.

The proposed new dwelling clearly breaches the building line of the lane, and is an obvious overdevelopment of the site. This would harm the residential amenities of adjacent residential properties. This is contrary to policies H1, DC1 and DC3 of the 2020 Staffordshire Moorlands Local Plan which aim to protect visual and residential amenity. In addition, it also goes against Section 12 of the Government's National Planning Policy Framework (NPPF) - Achieving Well Designed Places. The outline nature of this application appears short on detail and poorly-conceived. It is ill-defined with regards to proximity to the existing dwelling and necessary proposals to mitigate space, daylight and privacy/overlooking issues. It will cause lasting and permanent damage to the stature and residential amenity of Greywoods.

The revised plan remains unacceptable for these reasons. if permission to build is granted it will destroy forever the distinctiveness of the existing dwelling and of this part of Leek. Sensible precedent has been set by SMDC for rejecting applications of this nature, including the previous rejection for building in the garden of Greywoods. We therefore urge Committee to reject this application also.

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