

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 28 April 2021 10:29:35

Application Reference No. : SMD/2021/0234

Site Address: Holly House Sugar Street Rushton Spencer Staffordshire SK11 0SG Macclesfield

Comments by: Dr and Mrs G Davies

From:

Alley House
Sugar St
Rushton Spencer
Macclesfield

SK11 0SG

Submission: Objection

Comments: We wish to object to Planning Application SMD/2021/0234 on the following grounds:

1. Loss of privacy : The garden of Holly House occupies an elevated and very prominent position over Sugar St. Our property is located opposite the garden at Holly House. The erection of a new dwelling on this site with 5 windows facing directly onto our garden will result in loss of privacy in our garden, our patio eating area and, more worryingly, in our bedrooms and kitchen.

The addition of a window on the front of Holly House will also serve to provide the house with new views of our garden and patio eating areas, extending further across our garden area than with the addition of the proposed new dwelling alone. Consequently there will be a further loss of privacy.

We find this unacceptable.

2 Parking / Amenity / Road safety : Rushton is a small village with an extremely poor public transport service and very few amenities (no shop, no post office, no GP surgery, no petrol station, no employment opportunities). To live here it is essential to have access to private transport for all daily needs, including work. As a result, a 3 bedroom detached property is very likely to bring more than 2 vehicles to the village. Holly House is adjacent to Rushton School which has insufficient parking space in its car park to accommodate all the vehicles necessary to ferry children to and from school, whilst the current staggering of school drop off times has reduced the need for parents to park on the street this is only temporary and congestion will increase again. Furthermore, the street is already used for parking for both the car-body repair business opposite Daisy Cottage (which adjoins Holly House) and the telecom engineers accessing the Telephone Exchange on Alley Lane.

Also in the immediate vicinity, the development at Ivy Cottage comprises 9 dwellings ranging from 3-4 bedrooms, each having only 2 parking spaces and the road on site being wide enough at points for only one car use, it is expected that there will be an overflow of vehicles trying to park on Sugar St as a result of this. There is no capacity to accommodate this.

The proposed addition of 2 parking spaces will only suffice to provide enough off-street parking for the current car ownership of Holly House and will not provide any further private parking space for additional vehicles resulting from this proposed development.

Access to the proposed property is to be via the existing service road to the rear of Holly House, this is a very narrow track which joins Sugar St between two blind bends and has poor visibility onto Sugar St and that particular section of Sugar Street is wide enough for only one vehicle and there is no pavement or room for pedestrians to move out of the way of oncoming vehicles. Increasing traffic at this point is dangerous, particularly as the mainstay of traffic is heavy farm machinery, milk and oil tankers and some haulage traffic. Lighter traffic volumes are also increasing with the amount of home delivery services who are under pressure of strict time targets and often park in such a way as to cause congestion on the road.

Of particular concern is the increased risk to the safety of the school children, families and staff accessing the school during the proposed building works. In respect of the risks posed by the development of land behind Ivy Cottage (which occupies the other side of the school carpark / grounds) planning condition restricting delivery times was imposed.

3. Impact on street scene: The existing aspect of Holly House and its adjoining cottages is very beautiful. It is typical of the layout of this road where there are small clusters of houses of 18th and 19th century construction deliberately placed so as not to overlook each other. The pattern of development along Sugar St is that the 18th and 19th century buildings occupy positions on the road front whilst the more modern late 20th/early 21st century dwellings are set back, some distance from the road.

The proposed dwelling is out of proportion with the site available and would dominate and obscure the current aspect of Holly House and its adjoining cottages. Additionally, it would overwhelm our home and garden due to the size of the proposed house and its elevated site.

Therefore, the proposed dwelling would deviate from the existing pattern and style of development and would negatively impact the street scene. This could be mitigated by building a smaller property, eg a bungalow, set further back from the road at the rear of the site.

4. Removal of trees / Ecological impact: The proposed removal of the trees would result in a total loss of privacy for us.

It would also result in a loss of habitat for nesting birds and perching sites for the tawny owls which rest here each evening. There are also bats in the area. The garden at Holly House provides an important wildlife corridor particularly in view of the level of development from the feeder up to the Methodist Church. We feel that an ecological survey would be worthwhile to objectively assess the impact of this proposal and the removal of the trees.

Impact could be partly mitigated by planting which is sensitive to the area (hedgerows along boundaries).

5. Drainage: The removal of conifer trees and the creation of a dwelling over what is currently a lawned garden

will result in reduced uptake of ground water, increased run off and a new output of grey water. Rushton is on marsh land and has no mains sewerage provision so drainage is very much a problem in this area; so much so that the development at Ivy Cottage has been abandoned in a part built state due to the inability to solve the drainage problems on site and the resulting increased flooding risk to properties on the other side of the feeder. Furthermore, applications to build on the A523 (just down hill from this application site) have been refused until the drainage issues in the wider area can be resolved. We are concerned that this proposal will exacerbate the existing problems and increase flooding risk in the village, this needs to be properly evaluated and addressed.

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