

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 29 April 2021 18:15:23

Application Reference No. : SMD/2021/0157
Site Address: 6 Kniveden Lane Leek Staffordshire ST13 5BE Leek
Comments by: Andrew Turner

From:
33 Daisy Bank
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Submission: Objection
Comments: Design:

a. The proposal is provided with an extensive area of flat roof. This will be visible from a number of adjacent properties upper windows. Generally unattractive in nature, this is-

¿ Not in accordance with the general design principles guidance as developed by SMDC ¿ Design Principles for Development in Staffordshire Moorlands. Within Section 2 of the guide, Roof Design, sub note 3 clearly states ¿ Flat roofs should be avoided¿;

¿ Not in accordance with the general design principle of the rest of the estate, there are no known extensions within the proximity of this site with such an area of flat roof.

b. Given the existing difference in levels between the existing adjacent properties, the panel of brickwork on the proposed side elevation will be extensive, particularly in height. We anticipate the overall height, including the height of the existing retaining wall situated between the properties, of this could well be in the region of 3.75m. We cannot be totally precise because of the limited information detailed in the plans, as noted above, but given the retaining wall, the height of the proposal (including a ceiling height sufficient to enable a reasonable headroom in the converted garage), we believe this to be a reasonable assumption.

On that basis, this gives a large unbroken and subsequently unattractive area of brickwork to the side of the proposal. It will also introduce additional shadowing of the lower areas, increasing the growth of moss, which is a currently an issue in the winter months.

Appearance:

a. Again due to the existing levels between the adjacent properties, the location and extent of the proposal will deliver an imbalanced and overbearing relationship between the two dwellings from the street view perspective. There will be a domination in aspect of the higher dwelling to the lower dwelling, this being made to look visually subserviate in the context of the street scene.

b. The existing dwelling of No 4 has both its principle entrances to the dwelling on its side elevation. The focal door for the enjoyment of the property is, however, the door located at the rear of this elevation, serving the kitchen. This door is the primary route to access the garden, the garage on this site, the driveway etc. This door will be directly opposite the proposal once constructed at No6.

On that basis, the proposal will have a significant impact on the daily enjoyment of No4, with every daily operation being affected by the overwhelming appearance of the large and domineering brickwork panel facing opposite the kitchen access of the dwelling on the lower side of the development.

Car Parking on the Site of No6:

a. The proposal will affect the potential number of car parking spaces within the curtilage of the site, both by the reduction of the availability of the existing garage and by the space on the existing driveway. The applicant has tried to compensate this by the introduction of a widened drive at the front of the property, including an extension of the existing dropped kerb to the pavement at the front of the site.

This arrangement will only serve to benefit those at No6 and nobody else. The adjacent properties will undoubtedly suffer due to the loss of potential car parking space on the street where the extended dropped kerb will be located. The street is currently suffering car parking issues with cars being parked on pavements outside the residencies due to the reduced road width, see photographs below, making access into and out of the drives difficult, particularly that of No4 Kniveden Lane and the properties opposite in Lowther Place. The removal of this car parking space on the street will exacerbate this problem.

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