

SMDC
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Westerdale
Birchall Lane
Leek
Staffordshire
ST13 5RA

Dear Sirs

8th April 2021

**Planning Application Reference: SMD/2021/0145
Erection of 1no. Detached Dwelling Rivendell Lane & Birchall Lane**

We would like to strongly raise our points of objection for your consideration.

The Planning Application statement does not accurately reflect the content of the plans and the site itself.

Details appear either misrepresented or omitted. Such as elevations, identification legends, topographic map lines, sections, screening and trees.

Historically the council has always referred to the entire site only ever being intended for one house. This was acknowledged by the Inspectorate when they refused a second dwelling on this site.

The proposed property location within the site is not in keeping with Birchall Lane dwellings in either character or context.

Properties are set farther back from the roadway and sideways facing and are not duly prominent. They are largely hidden with mature hedging and planting.

Birchendell House opposite the application site is set back from the roadway by 21 metres within its grounds.

The proposed property is set forward in an elevated position and its windowed gable and ridge height when viewed from the junction of the Birchall Lane and Rivendell Lane would be particularly prominent and dominate the surroundings in an otherwise green landscape.

No other property is this close to the roadway or junction.

An arboriculture assessment planting and screening scheme has not been provided with the application.

Screening planting of some type is illustrated without detail in the application but due to the elevated and inclined ground levels any planting would need to be of a significant height and maturity to effectively screen the proposed property.

Significant trees have been removed prior to the application and during the construction of Haven View. The agreed planting for the Haven View property has not been completed.

The design and architectural style fails to reinforce any local distinctiveness of Birchall Lane.

The applicants failure and understanding of the character and context of the area is detailed in the applicants Planning Statement words.

'The proposed dwelling takes its design cues from the approved dwelling on Plot 2, and encompasses a simple, dormer bungalow style of design, with eaves detailing, window proportions and materials of construction that are in keeping with the recently constructed dwelling to the north.'

This proposal does not satisfactorily consider the impact on a prominent junction on Birchall Lane and would cause harm to the character and appearance of the area.

The applicant fails to provide sufficient practical space for three vehicles.

In reality this proposed parking area is certain to encroach on the walkway to the proposed inclined entrance to the property and the landscaping of the garden area or to hang out onto Birchall Lane.

All dwellings in the immediate neighbourhood have a least one garage many with two or more. These are back from the road and out of sight with sufficient space for waste and recycling bins and safe storage for cycles.

The proposed development would result in an unattractive open inclined parking area with insufficient and practical level space for disabled access or egress.

Birchall Lane is a Byway Open to All Traffic BOAT25.

The local authorities have ultimate responsibility to keep it safe and clean for public passage.

An additional entrance to the proposed property on Birchall Lane would further add to congestion on an already narrow road and junction.

Safety would be further exacerbated due to the proximity and convergence of many home accesses and pathways from traffic and the general public.

The applicant makes a point of Links View being located at an angle to Rivendell Lane

In reality Links View it is angled directly towards the proposed property's principal elevations.

The west elevation view is absent from the plans submission.

Links View would be overlooked and have a loss of privacy particularly as the proposed properties floor level is elevated by around 3 metres.

The high ratio of full height windows to all observable elevations, causes issues for privacy and overlooking.

Westerdale our own home and Birchendell House on Birchall Lane would also be directly overlooked by the elevated floor level and main entrance door and windows.

Overlooking and privacy would be even more apparent at night time when the proposed property is lit in an area of no street lighting also causing light pollution.

We expect the Discharge of Conditions **SMD/2018/0321** applied to Haven View are still to be satisfied despite an application to build another property in its garden being submitted and previous Appeal Decision being upheld 28 January 2019 on the grounds that the Plot is for one house and garden. **APP/B3438/W/18/3210497**

The harm that the proposed development would cause to the character and appearance of the area would be both significant and lasting. This adverse impact significantly and demonstrably outweighs the modest benefits that would be derived from the development. APP/B3438/W/18/3210497

We would therefore strongly recommend this planning application to be refused being contrary to policies SS1, H1 and DC1 of the SMDC Local Plan the adopted Design Guide SPD and conflicts with Section 12 of the NPPF Achieving Well Designed Places.

Yours Faithfully

G. P. Varley and S. E. Varley

Images by post attached

Images provided for reference



Prior to development ©Google Street view



Current site view and levels



Privacy and overlooking issues – Westerdale lower level



Comparative light issues of large windows in application