

SMDC
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Westerdale
Birchall Lane
Leek
Staffordshire
ST13 5RA

Dear Sirs,

28th July 2021

I would like to raise my comments regarding the revised 'H' information of 27th July 2021

Reference: SMD/2021/0210

**Outline Application with some matters reserved (except for Access and Layout) for
Change of Use of part garden area to one number residential building plot with new
access onto Cheddleton Road**

I respectfully ask that the followings are fully considered in your report:-

1. The residential amenity and space about dwelling regulations SPD have been ignored for Croxteth on the indicative plans that cause it loss of daylight to a principal room.
2. As the plan shows and necessitates a low pitch hip roof to respect the amenity of Greywoods, this roof design would be out of character within the areas Arts & Crafts distinctive style of steeply pitched roof lines and chimney stacks.

This proposal constitutes progressive change, causing harm and damage to the area by cramped over-development. The outline application fails to prove it could be in context or cohesive.

-Fails to satisfy NPPF Achieving appropriate densities - 122.

'd) the desirability of maintaining an area's prevailing character and setting (including residential gardens)'

-Fails to satisfy SMDC Supplementary Planning Document SPD design principles

'All proposed dwellings and extensions will be assessed in the context of their surroundings so that the development is both appropriate and respects the scale, proportions and character of the area.'

3. Necessary space allowance for three vehicles and 'document M' disabled ramped approach is not indicated on the plans.
The Highways department do not appear to have been advised of the number of bedrooms, in order to properly assess the entrances and vehicle turning space.
4. The proposal is not sustainable as removal of hedging and any proposed replacement should prove a net gain in bio-diversity and the application does not demonstrate this.
This does not accord with SMDC local plan. ***'net gains and improvements to biodiversity will be made'***
5. Sufficient housing supply is already met and allocated for in the adopted local plan.

This planning application fails to be sustainable or satisfy the NPPF, SMDC Local Plan and SPD requirements.

Yours Faithfully,
G. P. Varley

Letter by post