
From:
Sent: 11 September 2021 12:51
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0549 Site Address: Kirk House Malthouse Road Alton Staffordshire ST10 4AG Stoke-On-Trent Comments by: Barbara Rothwell

From:

4
Malthouse Road
Alton
Stoke on Trent
Staffordshire
ST10 4AG

Phone

Email:

Submission: Neither

Comments: Comments re proposed Development of land at Kirk House, Malthouse Road, Alton.

Planning Application Number SMD/2021/0549.

It is noted that this application is for outline permission only, it is therefore not possible to comment on the type of building proposed other than it is to be of a single storey two-bedroom dwelling. (A bungalow)

A detailed planning application submitted in 2012 for a two-storey property to be developed on the same area as currently proposed i.e. north west of the site was refused, one of the reasons being that it was considered that further development of the land would constitute an over intensification of the area. (Planning Application No. 12/00343/Full) refers.

It is assumed that the current application for a single storey bungalow, would be of the same dimensions and floor area as that of the previous application, it would therefore need a larger parcel of land and thus cause an even greater intensification of the site with a further reduction of amenity space serving an increased number of residents !!!??

Access to the site.

The increase in residents occupying Kirk House, will bring about an increase in the number of associated vehicles needing access, some of the occupiers of which by nature of their work use large transit vans.

The visibility splay on the left of the access, (facing upwards), for vehicles exiting the area either by moving forward or backwards is inadequate to allow them to do so safely. Unless the visibility can be improved, I consider it to be hazardous for vehicles, horses, cyclists and other road users, particularly pedestrians, when approaching this

particular area. Malthouse Road does not have pavements on this stretch of road which is narrow and impossible at times for two vehicles to pass side by side due to number of on-street parking needed for Malthouse Road residents.

Without more detailed plans, re structural materials, and characteristic of the proposed development it is not possible for me to comment on the visual impact this will have on my property. However, I am I am a blue badge holder and by necessity my vehicle is parked in front of my property which is immediately opposite the site entrance under consideration.

The planning department/committee will be aware that Malthouse Road is within the conservation area of the village of Alton and no doubt due consideration will be given to this when determining the application.

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