

Application Reference No. : SMD/2021/0565 Site Address: Land Adj The Bungalow High Street  
Kingsley Staffordshire Comments by: ALAN HEATH

From:

51

High Street

Kingsley

Stoke-on-Trent

Staffordshire

ST10 2AF

Submission: Objection

Comments:

Application Number: SMD/2021/0565

Site Address: Land Adj The Bungalow, High Street, Kingsley, Staffordshire.

To whom it may concern,

I wish to object to the above planning application for a 4 bedroom house to be built off high street. Parking in the village is already saturated as has recently been highlighted by local MP Karen Bradley, and we do not need any other additional traffic. The lorries reversing onto the pavement as they exit the site entrance on to the A52 main road have been cause for concern as children travel to school on this route. In general this is a dangerous junction and the addition of up to 4 extra cars exiting the lane is unnecessary.

I concur with the KPC recommended refusal on the following grounds:

Highway Safety: The traffic volumes are considerably higher now which makes a material change to the circumstances of this application compared to those considered previously. The risk of accidents is greatly increased.

2. The access drive onto the site is very narrow. Vehicles legitimately park on the High Street near the site entrance. Vehicles leaving the site driveway have a poor view either side of traffic on the busy main road.
  3. Vehicles having to reverse out onto the busy road is a grave concern.
  4. Highway Safety would be compromised without the provision of a turning area for the applicant and other driveway users.
  5. Access Rights: The driveway is used by several nearby properties. The access rights are apparently compromised by the proposed development.
  6. Inappropriate Development: The design of the proposed house is inconsistent with other properties in the area.
  7. Historic Buildings: The proposal may have a negative impact on nearby historic buildings, (Wesleyan Chapel and The Old Smithy).
  8. Footpath 8: FP8 runs immediately to the rear of the site and may be compromised by the building.
  9. The buildings on either side of the access are of considerable age and attempts to modify the access risk significant damage to them as does the passage of heavy construction vehicles. The electricity supply to the former Chapel has already been ruptured.
  10. In the event of a recommendation to approve this application it would be essential to impose conditions to protect the access rights of the occupiers of Nos. 40 and 42 and 44 including a). The ability to turn vehicles and b). The use of parking adjacent to their properties by retaining the existing access road profile and gradient.
-