
From:
Sent: 08 January 2022 15:40
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0840 Site Address: Land off Armshead Road Werrington Staffordshire ST9 0EL Stoke-On-Trent Comments by: Derek Bailey

From:
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Armshead Road
Werrington
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Staffs
ST9 0EL

Phone:

Email:

Submission: Objection

Comments: With Reference to the proposed 'garage extension' SMD/2021/0840 Land off, Armshead Road, Werrington, Staffordshire, ST9 0EL.

I object to the planning application as the size and height of the proposed building is significantly greater than the existing buildings used for storage and garaging of construction equipment.

The existing buildings are of a flat roof construction and are of minimum height approx. 2.4m and extend from the boundary of neighbouring properties by approx. 3-6m. The topology of the site is lower than the neighbouring properties and the existing buildings sit below the established fence height, and as such are low mass in appearance and are relatively unobtrusive, retaining the openness of the greenbelt in which the site is located.

The proposed 'garage extension' to the existing workshop and storage at the rear of 208 Armshead Road, will extend from the boundary to over 15.6m and to a height of approx. 4.5m. Some 2 metres over the existing building height. The proposed tiled pitched roof design will significantly increase the mass and appearance of the building and is totally disproportionate in size and mass to the existing buildings appearance. This will significantly impact the openness of the greenbelt. The proposed building extension will be visible from all neighbouring properties and as such the proposed construction material of plain faced blocks will be unsightly, albeit as per existing buildings, this is currently not visible by the neighbouring properties as the existing buildings face away from neighbouring properties.

The applicant has previously made an application (SMD/2021/0364) for stables and storage in the adjacent field which was refused as inappropriate development for the greenbelt. This proposed extension is larger than the previous stable/storage building application at Approx. 7.8m x 12.6m but is now described as a 'garage extension' as apposed to a new agricultural building (stable) in the previous application.

In application SMD/2021/0364 the planning officer commented in the report,

“The applicant owns the adjacent dwellinghouse that has a very large rear garden. He also owns a large detached outbuilding that is sited between the garden and the application site.

Sufficient space is therefore available to site a building to house construction

equipment in a position that is less harmful to the countryside than the location that

is proposed by this application.”

This new application is now re-presented as an extension to much smaller existing buildings next to other neighbouring properties, but the previous planning officer’s comment is still appropriate.

The NPPF states any development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A stated exception for development in the greenbelt is an extension, but NPPF also states the “extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

I would therefore request that the application, SMD/2021/0840, is refused as disproportionate, in size and mass, and is therefore an inappropriate development, as it impacts the openness of the greenbelt.

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