

Kenneth Unwin
4 Shawe Park Road
Kingsley Holt
Stoke on Trent
ST10 2BD
9th May 2022

Staffordshire Moorlands District Council
Planning Department
Moorlands House
Stockwell Street
Leek
Staffs, ST13 6HQ

Dear Sir/Madam

**Re: Planning Application SMD/2021/0793 – 128 Churnet Valley Road,
Kingsley Holt**

I note the amended plans submitted in respect of this planning application.
Sadly nothing has fundamentally changed.

I wish to object to the above planning application on the following grounds:

1. Overdevelopment:

2. Negative Visual Impact:

- The proposed three dormer bungalows / houses are crammed into the site with very limited space around each.
- Whereby such a development could conceivably fit into a town or city scape it will look wholly out of place in a rural village.
- Kingsley Holt is a linear village primary set along the A521 main Froghall to Cheadle Road. The other properties in Churnet Valley Road are largely 1930/1940s front facing dwellings surrounded by their own gardens. The proposed properties will look entirely out of place crammed tightly into the existing garden of 128 Churnet Valley Road in the middle of the village.
- The recent development in 2017/18 of 7 new houses in Shawe Park Road, Kingsley Holt, has actually enhanced the appearance of the village for which the architect and builder deserve some credit. That is certainly not the case with the dwellings set out in the current proposal which would have the reverse effect.

3. Environmental Pollution – Negative Climate Change Impact

- It is fully accepted that the existing bungalow needs major renovation and modernisation but is a structurally sound building. There are no reasonable grounds to justify demolition of the existing bungalow at time when we should be seeking to reduce pollution and the negative impact on our environment. This proposed demolition of the existing bungalow is unnecessary and would have a negative impact on the village environment.

Thank you for your consideration.

Yours sincerely

Kenneth J Unwin