
From: planningcomments@staffs Moorlands.gov.uk
Sent: 13 June 2022 17:33
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0260 Site Address: 3 Rochford Close Leek Staffordshire ST13 8JH Leek
Comments by: Gary and Elaine Turner

From:
22
Rochford Close
Wallbridge
Leek

Phone:

Email:

Submission: Objection

Comments: The application above is a further submission for planning approval at this address (Ref SMD/2021/0501) which was refused in February

The first reason given for refusal was that the proposed dwelling would not be of a suitable size for modern habitation standards. We believe that this has been addressed by further reducing the space between the existing dwelling and the proposed dwelling.

This will have an increased impact on the visual aspect of the street scene, the second reason given for refusal, vis

2. The proposed dwelling house will erode the spacious and attractive character of the street scene by removing the large side garden from the existing dwelling house and erecting a two-storey dwelling house in close proximity to the road. The proposed dwelling house will be shoe-horned into the side garden, requiring a substantial amount of excavation and will appear cramped. The dwelling house will result in an erosion of the uniform character of the row of 3 no. houses on the southern side of Rochford Close, reducing the spaciousness between plots and adversely affecting the character of this part of the street scene. The proposed dwelling house and the resulting plot for No. 3 Rochford Close will not reflect the plot sizes of the row of three dwellings on this side of the road.

Objection 1

It would appear that the proposed house will still be 'shoe-horned' into the existing garden, but will extend further towards the existing house in order to increase the 'habitable space'. This will adversely affect the street scene even more, and have an impact on the third reason given for refusal, that new developments should 'be beautiful'. The proposed dwelling will look out of place, be squashed in, and be too close to the footpath.

We walk around the Wallbridge/Westwood estate frequently, and, although many houses have been extended into their garden, we have not come across any new build, separate dwellings, squashed into gardens. We strongly believe that if it would have been feasible to have a fourth house in this location, Wottenhall Cooper, the original developers, would have put one there and taken the profit from this endeavour themselves. The fact that they did not indicates that to put one there now will indeed ruin the character of the street scene.

Objection 2

A further point is the car parking situation. When the estate was built most households either didn't have a car, or had one, small, vehicle. These days many households have more than 2 cars and so park on the street. Rochford Close is particularly congested with parked vehicles already, and when a car is parked directly opposite any of the properties it makes it quite difficult to reverse a vehicle off the driveway. Should permission be given for this proposed dwelling, which will not have a garage, it is very likely that the occupiers will wish to park on the road at the front of their house rather than at the planned parking space at the back of the house. Any visitors to the property will no doubt park directly outside of the dwelling or on the corner. This will make it extremely difficult to access the driveways of Nos 21, 22, and 23.

Therefore we object to the planning application at No 3 Rochford Close.

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