
From: k
Sent: 02 July 2022 00:02
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0285 Site Address: 2 East View Main Road Cauldon Low Staffordshire ST10 3EU Stoke On Trent Comments by: Martin K Williamson

From:

1
East View
Cauldon Low
Stoke-on-Trent
Staffordshire
ST10 3EU

Phone:

Email:

Submission: Objection

Comments: 1 East View

Cauldon Low

Stoke-on Trent

ST10 3EU

Application Number: SMD/2022/0285

30/06/2022

To whom it may concern,

I would like to object to the above numbered planning application on the following grounds;

1. The creation of an additional driveway on Main Road would add additional danger to an already dangerous road to join and walk along. The location is on a bend with no footpath with traffic in the middle of the road due to parked vehicles on both sides. This is used frequently by children catching the school bus who have no option but to walk on the road outside of number 2 East View and the proposed new property as the footpath ends at the Westfields junction and does not restart again until it reaches the pedestrian entrance to number 2 East View.

2. Although the design of the proposed property and its location on the site has been changed slightly from the previously refused application SMD/2021/0637 it is still not in keeping with the street scene. It is proposed to be sited next to an Edwardian semi-detached property and as such a new build would look out of place. The area is comprised of semi-detached and terraced housing, a single detached property would not be in keeping.

3. The proposed property would extend back approximately 3 meters past the two-story depth of the existing property. On the submitted plan it looks the same depth however the existing property number 2 East View has a single-story extension to the rear. This would deprive neighbouring properties in Westfields of light.

4. The proposed property would overlook properties in Westfields from the side and rear first floor, if at some point the hedges were removed along the existing driveway then they would also be overlooked from the ground floor. Depriving the residents of Westfields their right of privacy.

5. There is a burden on the title deeds of the proposed site giving a right of carriageway to the occupiers of 1 East View from Main Road along the driveway of 2 East View to the rear of the garden of 1 East View. The proposed development would block this access.

6. I can see no significant changes in this application from the previously refused application SMD/2021/0637.

I hope that the above points are taken into consideration and also the fact that this is now the fourth planning application to build on this land, with all being refused so far.

Yours sincerely,

M K Williamson

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