From: planningcomments@staffsmoorlands.gov.uk
Sent: 07 February 2023 10:52
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0017 Site Address: 71A Cellarhead Road Cellarhead Staffordshire ST9 0HW STOKE-ON-TRENT Comments by: Ken Bailey
From:

69 Cellarhead Road
69 Cellarhead Road
Cellarhead
Stoke On Trent
Staffordshire
ST9 0HW

Phone:
Email:
Submission: Objection
Comments: We write to you to offer our firm objection and offer our material concerns to the proposed extension of the property known as 71a Cellarhead Road, that could prove to have additional detrimental impact on our property.

As you will be aware the property has only recently been completed, having been awarded planning permission to build the two-bedroom home within ¿Greenbelt¿, in 2018 (ref: SMD/2018/0535), which was previously rejected in 1990.

We raised objection to this proposal, our concerns were in relation to:

¿The property proposed would likely be extended, given it only had a modest two bedrooms, and we asked for a carefully worded condition to limit extension, a point dismissed by the planning officer.

¿The drainage arrangement, our property curtails both no.71a and no. 71. We have agricultural buildings and livestock to the southern boundary of the plot. We opposed the additional drainage that has now invariable arisen from an additional dwelling, no.71a and our concerns have not been given regard under NPPF in relation flood mitigation and surface drainage strategy for the development.

The new proposal, as you¿re aware is to further increase the footprint, to allow for a third bedroom and additional dining area, which includes for an additional window for bedroom 2 (not indicated as new works on the proposed elevation); on the elevation directly facing our property, the window proposed is high level and of poor design to allow natural light into the bedroom. The elevation is only 5m from our property. Not only do we object, but we would also expect that if approved, any condition set relating to glazing obscurity would merely be ignored and likely the window would be enlarged in the near future.

On review of the size of the proposal,

¿ The existing footprint of the building is 70sqm.

¿ The proposed extension to this footprint is 31sqm.

¿ Therefore, the proposal is to extend the property by 45%.

The original footprint of no. 71 Cellarhead road is estimated to have been 35sqm. This has since been extended by 45sqm, this is a 130% increase on the existing footprint.

On review of the no.71 plot and the new dwelling no. 71a, the building structure footprint has already been increased by (70 + 45) = 115sqm. This is a total increase of 230%.

In consideration of the NPPF, not only is the new dwelling regarded as inappropriate in Green Belt, it also states in para.89 ¿extension¿of a building provided that it does not result in disproportionate additions over and above the size of the building that existed in 1948 or if constructed after 1948 as originally built¿ (NPPF definition). Therefore, the original dwelling (no.71) has been extended by 130%, the dwelling No.71a increases this to 230%. Therefore, the proposal is inappropriate development in Green Belt.

Paragraph 79 of the NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The development would harm the openness of the Green Belt by further and considerably increasing the footprint, width and volume of built form in this already congested location. The development would be at odds with a fundamental aim of the Green Belt identified at Paragraph 79 of the NPPF.

Additionally, the location plan provided does not appear to be accurate and does not present the actual size of the property and those neighbouring, we would expect that this is updated under licence from the ordinance survey.

The proposal, by virtue of it¿s size and scale, taken cumulatively with the newly built dwelling to the plot clearly constitutes inappropriate development in the Green Belt and is harmful by definition and as a result of it¿s impact on openness.

The proposed extension would be of an inappropriate scale and design that would dominate and completely congest, to its detriment, the character, scale and appearance of the (already) new dwelling. As such the development would contravene Policies SS6, SS6c, R2, DC1, DC2 and DC3 o the Staffordshire Moorlands Core Strategy.

Yours Faithfully,

Mr and Mrs Bailey

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