From: planningcomments@staffsmoorlands.gov.uk
Sent: 02 October 2023 16:14
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : NMA/2023/0024 Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent Comments by: Stephen Webb
From:
Paradise Farm
Nabb lane
Alton
Alton

St104ay
Phone:
Email:
Submission: Objection
Comments: OBJECTION TO NMA/2023/0024 (SMD/2020/0656)

I live in the next property with which our farmland adjoins. I wish to object to the above for the following reasons:

The agent¿s covering letter states that these are ¿minor¿ changes, I disagree for the following reasons.

1 - it appears that the building has been built with the entrance at the rear. The approved plans show the entrance in the front elevation (by definition this is the elevation facing the road). This was agreed due because it would have been safer for occupants as due to essential farm work i.e. hedge cutting, muck spreading etc anyone nearby would be impacted.

2- We were assured that the ¿scale would not be harmfully prominent¿ this is certainly not the case. I would therefore like to urge that your Conservation Officer looks again at this before a decision is made.The lodge is clearly visible not just from Nabb lane the footpaths and even the main road from Denstone mainly due to the raised height if it wasn¿t for this you would generally see the roof so clearly far less prominent and harmonious with our list buildings.

3 - The addition of the entrance platform means that occupants will be able to sit outside on the platform. This means that they will be highly visible over the top of our hedge even before it is imminently cut (weather dependent) and therefore even more visible from the adjacent public footpath, from Nabb Lane and also the main Alton Denstone road.

4 - Moving the access pathway to the southeast side of the lodge will be potentially dangerous when farm machinery is being used in the adjacent field as the lodge is so close to the boundary. The boundary hedge is maintained at a height of 1.5 metres, the average adult is between 1.62m and 1.75m tall. Flying debris caused by mowing, silaging, hay-making, hedge cutting and even general grass maintenance can cause serious injury and damage.

5 - The approved floor level was at ground level to reduce the impact of the build in the adjoining landscape. The ground should therefore have been levelled not built up by nearly a metre, this has resulted in an even bigger impact on the landscape. No mention of ¿pre-existing levels changes across the site¿ was ever made, nor was it shown on the plans.

My wife has forwarded supporting photographs to the case officer to show that the build breaches the approved plans and that it was completely unnecessary to raise the height of the build.

6 - The installation of the tall, steel flue is totally out of keeping with the historic setting and highly visible.

7 - The floorspace has been increased by infilling the canopy area, not approved.

Thanks

Stephen Webb

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