

Application No: SMD/2023/0611.

Site Address: Bryn Helyg, Kiln Lane, Leek, Staffordshire. ST13 8LJ.

Mr. & Mrs. David Bode  
Oakwood Cottage  
Kiln Lane  
Leek  
Staffordshire  
ST13 8LJ

27<sup>th</sup> December 2023.

Dear Sir,

**Objection to proposed development: Erection of detached dwelling and conversion of existing agricultural building to ancillary residential use.**

I write to object, in the strongest terms, to the proposed erection of a bungalow and to the proposed change of use of the existing agricultural building at Bryn Helyg.

Several applications have been made for a dwelling on this land in recent memory, all of which have been refused by SMDC. SMDC's decision making has been supported by subsequent dismissal at appeal by the planning inspectorate. The reasons for refusal of these applications apply equally to the latest application, which proposes a similar use in the same location, and our reasons for objection are the same as for the SMD/2023/0090 application.

The latest application seeks approval for a bungalow instead of a house, reducing the proposed height of the development. However, with a proposed ridge height of 6m, located at the top of the hill, the siting of the proposed bungalow would still result in a prominent property, incongruous with its surroundings and harmful to the landscape character of the area. The existing agricultural shed dominates the hill top. The proposed bungalow would have a ridgeline 0.71m taller than this building. The bungalow would not, therefore, meaningfully reduce the impact of the development compared to a house.

The proposed dwelling would not be in keeping with the scale and design of the existing three properties on the west of Kiln Lane and would harm the character and appearance of the surrounding area. In the Appeal Decision APP/B3438/W/21/3269459/11/2021 paragraph 4, the Inspector found regarding a previous application for a dwelling that "there is a strong visual boundary formed by Kiln Lane and (the development) would therefore be an incongruous feature within an otherwise open landscape". He also found that the development would erode the openness of its setting which would be harmful to the landscape of the area, which he considered important to the setting of Leek.

In this application, the applicant again seeks approval for a change in the use of the existing agricultural building. It is unlikely that planning permission for this building would have been granted for any other purpose than agricultural use. It stands as an eyesore on the skyline on the top of a hill and is visible from the surrounding residential areas, roadways and public footpaths. We believe that the agricultural

building has not been used for the purpose that planning permission was granted. This proposed change in use has the appearance of a cynical planning application strategy to establish development in an inappropriate location by leveraging the relaxed planning attitude to agricultural related development to support existing agricultural uses.

The application should be refused, consistent with past decisions.

Yours faithfully,

Mr and Mrs Bode