
From: planningcomments@staffsmoorlands.gov.uk
Sent: 14 December 2023 10:35
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0585 Site Address: 24 Draycott Road Upper Tean Staffordshire ST10 4JF Stoke-On-Trent Comments by: Martin Peter Wood

From:

20

Draycott Road

Upper Tean

Stoke-on-trent

Staffordshire

ST10 4JF

Phone:

Email:

Submission: Objection

Comments: The proposal does not represent good design and would erase the original dwelling's scale, form and relationship with the character and appearance of the locality. The proposed additional alterations to the dwelling - over and above the raised ridge height (HNT/2023/0001 - Prior Approval Granted) - would dominate and consume the size and scale of the original dwelling. Furthermore, the development would be overbearing to the neighbouring property resulting in loss of amenity (Light), in addition to detracting from and being detrimental to the quality, character and appearance of the area, contrary to policy DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide SPD 2018 and advice within the NPPF. There are concerns that the additional bulk and massing of the dwelling, created by the extension, over and above the PD fallback is excessive and will appear overbearing when viewed from the adjoining property (Number 20). In particular the proposed side elevation (West) would have a much more overbearing impact from the increased size of the gable wall. This would be detrimental to the residential amenity for the neighbour at 20 Draycott Road.

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