

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 January 2024 17:28:12

Application Reference No. : SMD/2023/0629

Site Address: 5 Mill Hayes Road Knypersley Staffordshire ST8 7BH Stoke-On-Trent

Comments by: Lisa Middlehurst

From:

Squirrel Hayes Lodge
162 Park Lane
Knypersley
Knypersley
Staffordshire Moorlands
ST87PN

Submission: Neither

Comments: I wish to formally object to planning application No. SMD/2023/0629 due to the size and proximity to my property, Squirrel Hayes Lodge, which is Grade II Listed.

The proposed development is located directly behind and within just a few scant metres of my boundary. It is of a substantially overbearing size that will completely dominate the heritage assets associated with my property. The facing materials are not sympathetic with those found at the lodge and outbuilding and do not respect its setting and characteristics. This visual conflict could result in even greater prominence for this overly-large structure. I believe this amounts to encroachment on a Listed building (and the structures within its curtilage that are associated with it), the importance of which is recognised by Historic England.

I am also concerned about the irreparable harm that this proposal could have on the context and setting of Squirrel Hayes Lodge. What makes this Grade II Listed building of special interest is its association with James Bateman and his private carriage drive from Biddulph Grange to the deer park at Greenway Bank. The carriage drive can clearly be seen on Ordnance Survey maps from 1876. Today, the impression of the carriage drive in the adjacent greenbelt land relevant to this application can still be viewed from the grounds of the lodge. Significantly, these uninterrupted vistas offer a view of what I believe is the only remaining section of Bateman's carriage drive that is free from the blight of surrounding development. Any structure that encroaches on this view will cause a loss of amenity and irreparable harm and detriment to the special interest and context of the lodge, which is key to its Listed status.

Furthermore, no levels are indicated on the plan. Advanced groundworks, which have already been undertaken prior to planning approval, would suggest a general raising of the finished ground to at least 600 mm above my finished ground level at the boundary adjacent to my outbuilding. However, the floor level of the lodge is considerably lower than the finished ground level at the outbuilding by as much as 1200 mm. This is likely to exacerbate the over-dominant effect of the proposal on the lodge, and could also lead to an increase in the potential for rainwater to discharge onto my land.

I would therefore request that you take all these points into consideration when determining the outcome of this application.

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