
From:
Sent: 29 January 2024 17:05
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2023/0555 Site Address: The Grange Clay Lake Endon Staffordshire ST9 9DD Stoke-On-Trent Comments by: Katharine Painter

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Submission: Objection

Comments: As a regular visitor to this area of Endon I would like to object to this planning proposal on several grounds:

1. Road safety

The number of houses will result in a significant increase in traffic on Clay Lake and at its junction with the A53. This is an already busy road with cars travelling fast in both directions and many children walk along Clay Lake to access the local schools. Notwithstanding the enlarging of the existing site entrance and claimed acceptable visibility, the increased weight of traffic alone will pose an unacceptable increased risk to these children, especially since the development is suggested to be sustainable on the basis of the ability to walk or cycle to local amenities.

2.Privacy

In paragraph 5.15 of the planning design and accesss staement the proposal claims theb houses have been designed to 'avoid any harmful overlooking' of existing properties. However properties 17,18,19 and 20 all have third floor dormer windows facing East and overlooking the garden of the next door house, thus significantly affecting the privacy of the occupants.

3. Affordable housing.

The planning design and access statement accepts that there is a requirement and expectation for affordable housing within the Council housing plan. The current proposal of 22 houses attracting a requirement for 7 affordable dwellings. However the statement goes on to say that these would not be suitable in this setting for two reasons: the development is 'on the periphery' of the village with 'all the village's functions and services some distance away' (P5.32) How is this consistent with the claim that the development is sustainable being 'within easy walking and cycling distance of numerous local services'(p5.5). Second, affordable houses are deemed inappropriate because 'this area of Clay Lake is characterised by generous proportioned dwellings' however, the proposal includes plans for 2 dwellings of 79.3sqm and four of roughly 96sqm none of which are 'generously proportioned.

3 Incompatibility with the local area

As stated in the planning design and access statement the dwellings on Clay Lake are 'generous proportioned dwellings set within large mature grounds'. As noted above, several of the houses in this proposal are hardly generous and cursory inspection of the site plan shows they are all extremely close together. As such, the number of houses proposed is far too many for the site and would not be at all in keeping with the surrounding vernacular.

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