

Application Reference No. : SMD/2024/0108 Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent Comments by: D.J.Williams

From:

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Submission: Objection

Comments: The application is an overdevelopment of the site and will have a detrimental impact on the

neighbourhood. The scale of the development is inappropriate and, in particular, adversely affects the amenity and character of Rosehill.

The application is detrimental to surrounding properties some of which are Listed Buildings.

The commercial development is also unneighbourly being in close proximity to Nabb Cottage, a Listed Building.

Listed Buildings need as much protection as the law allows, and therefore were this application to be granted it

would have a negative effect on Nabb Cottage.

The proposed commercial development in a very well-established residential area and there is nothing in the Planning Statement that makes this an application worth granting. It, in no way, benefits the locality or the Churnet Valley.

Referring to the letter of Listed Buildings Officer Gillian Bayliss dated 28 January 2021 which comments on Planning Application SMD/2020/0656 at Rosehill, which sought to construct an extremely similar development on the same site. She states that Nabb Cottage and Paradise are both Listed Buildings and Rosehill and Ash Croft are characterful historic buildings. Further she also expresses the view that the proposed development would have a detrimental effect on landscape character.' and 'a detrimental effect on the wider environment'. She comments, 'They (the lodges proposed in SMD/2020/0656) will look incongruous and out of place' and further, 'I consider that the development would be harmful to the landscape/settlement character and the wider setting of the nearby Listed Buildings.'

These comments by the Listed Buildings Officer must be considered relevant to this Planning Application and indicates the application should be refused.

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