

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

From:

Ash Croft, Nabb Lane
Alton
Alton
Stoke-on-Trent
staffordshire
ST10 4AY

Phone:

Email:

Submission: Objection

Comments: I am objecting to this application on the following planning grounds.

In 2023 planning application SMD/2023/0226 for two identical lodges was refused. I believe that even though the lodges have been moved on the site, the reasons for refusal still apply.

The development of a further two lodges would be totally out of character, and would relate poorly to the pattern and density of this rural property. In these respects, it is in conflict with policies SS8, SS10, SS11, DC1, DC2 and DC3 of the Staffordshire Moorlands Local Plan. Any benefits associated with this development would be outweighed by the harms identified and be in conflict with the Local Plan policies.

Even though the lodges have been moved, the development of a further two lodges would double the number of guests from eight to sixteen. This will introduce an increased level of recreational activity bringing an unacceptable level of noise, smell and light pollution and have a hugely detrimental effect on our residential amenity. We are entitled to maintain our current level of peace and tranquillity in both our home and our garden. The application is also in conflict with policies SS1, E4, SO8, SO9 and SO10 of the Local plan,

All new construction has an environmental impact and footprint. The proposed development would destroy a further 100 square metres of garden in this rural property, plus destroying a large area of lawn to create a further four parking spaces. If granted, the commercial development would be totally out of proportion with the existing property and its surroundings.

The applicant makes no mention of how they intend to deal with the foul water of sixteen people plus the inhabitants of Rosehill. This would overwhelm the old residential system possibly leading to environmental issues. There is also no mention of the impact this development would have on all the other infrastructure required.

The issues that led to changes to the splay of the main entrance of the Rosehill have only partially been addressed by cutting back the hedge. When the gates are closed cars will be blocking the lane while waiting for the gates to be opened. This situation is dangerous and unacceptable. Also, it is impossible for vehicles to exit and enter at the same time. This is likely to be a frequent occurrence with 11 vehicles on site. To remedy this the entrance and driveway would need to be widened to an extent that would make it completely out of keeping with the property. The applicant has stated he requires parking and space for turning for 11 vehicles on this site. I do not see any evidence that this can be achieved.

The Highways Agency have said that Nabb Lane is no different to other roads in the area. There is a difference as Nabb Lane is used as a shortcut to Alton Towers which is the busiest tourist attraction in the area. The volume of traffic coupled with the narrowness of the lane make it unlike other roads in the area. Added to this is the complex junction it feeds onto.

In conclusion I feel this application is totally inappropriate in this quiet rural setting. It will have a detrimental effect on our residential amenity. I also feel the current application along with numerous previous application for extensions to the house, conversion of the garage and the erecting of one lodge to provide holiday accommodation constitutes an overdevelopment of the site. Any perceived benefits would not outweigh the harms identified and thus would be in conflict with the Staffordshire Moorlands Local Planning Policies.

For all these reasons I believe this application should be refused.

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