

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2024/0257
Site Address: 17 Oxhey Drive Biddulph Staffordshire ST8 7EU Biddulph
Comments by: David Davis
From:

Off Mow Lane
Biddulph
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Phone:

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Submission: Objection

Comments: The proposals represent a clear change in character to the property with the removal of the hip roof feature. The roof line and street scene of this row of traditional semi-detached houses can clearly be read as a consistent style of design, and forms part of the character of the neighbourhood.

Other extensions along this row of residences have been sympathetic to the hip roof feature and have retained the feature as well as reflecting it in extensions previously delivered to neighbouring properties.

The proposed loft flat roof addition protrudes above the roof line and is entirely inappropriate to the principle of design in this location and to the detriment of the overall setting. It may be considered that this demonstrates over-development of the property if this is the only potential design solution available.

Whilst there is not objection in principle to extension and changes to properties along this row, it should be a consideration that the character cannot be materially dismissed and eroded by unsympathetic design and developments. In future, rows of character properties such as this will be considered as historic and attractive features within the residential mix and therefore consideration for respectful development is incumbent on us all.

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