

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 24 July 2024 16:09:09

Application Reference No. : SMD/2024/0280

Site Address: 52 Anselm Sandon Road Cresswell Staffordshire ST11 9RB Stoke On Trent

Comments by: LINDON HORLESTON

From:

18 Sandon Road,, Cresswell

Stoke-on-trent
Staffordshire
ST11 9RB

Submission: Objection

Comments: I have lived in Cresswell for most of my life over 40 years, my house forms part of the row of houses that the Tudor house finishes.

The Tudor house has always set the tone for rural house standards in the hamlet, I am sorry to see it decline in its stability and fall into disrepair.

Having said this I am sure that trying to replace it with a more than contemporary design unit is not the solution, it takes from the hamlet and gives nothing to the hamlet.

This venture has been tried before in the hamlet and has rightly been turned down by the LPA as it was deemed out of character for the hamlet and ranged outside the policy structure and guidance.

The front of the proposed replacement property for the hamlet demonstrates a departure from the aesthetic of the current row of dwellings of Sandon Road and the proximity to the original Tudor dwelling.

It is my opinion that this build fails Policy DC1 1-4 documented below

Policy DC1 of the Local Plan relates to ¿Design Considerations¿ and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council¿s Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, ¿designing out crime¿ initiatives and the principles of Active Design
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development

I therefor object to this build in its current form and ask the LPA to refuse permission,

Warm regards Mr Horleston.

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