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**From:** planningcomments@staffs Moorlands.gov.uk  
**Sent:** 01 September 2024 19:17  
**To:** Planning Comments (SMDC)  
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : SMD/2024/0259 Site Address: 321-325 Uttoxeter Road Blythe Bridge Staffordshire ST11 9QA Stoke-On-Trent Comments by: M Cleeve

From:

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St Peters Lane  
Blythe Bridge  
Stoke on Trent  
Staffordshire  
ST11 9TG

Submission: Objection

Comments: I would like my objection to this planning application to be noted by Staffordshire Moorlands

Council. I object to the planning for a number of reasons starting with the application being inconsistent with the supporting documents supplied (in no order of importance):

The internal floor space maintained for retail is stated as being reduced for the new entrance to the properties but the square meterage of the retail floor area is inconsistent to the previous application made, whilst the shop floor has remained the same layout throughout this period.

Development of land to the rear of the property is mentioned in the documents to create a

green amenity area but there is no land to the rear as the current property directly backs on to 5 St Peters Lane with very little space between the building and the metal fence that surrounds the rear of the property.

Ample storage is mentioned in the reports, along with specific storage for 5 cycles and on the drawings 5 dedicated parking spaces and a mention of a 3 electric car charging however these electric spaces are not indicated on the drawings. At the previous application the assessment by the council for the number of parking spaces in relation to its retail space was also different as SCC stated it wasn't currently sufficient for the shop size - could this be because the floor size now stated is different?

Assessment of the site for noise recorded one delivery van a day to the retail shop but there is often more than one delivery van attending the storage/collection point to the side of the building in any one day.

The key reasons for my objection to this planning application is the removal of natural daylight to my property under the rights of light act, alongside the removal of privacy and the overbearing nature that the building will become and increased noise levels from 24 hour, 7 days a week access to the building and its amenity areas.

St Peters Lane properties have all been built over 20 years ago and from both the front and back of the properties we have received natural daylight and this planning application will severely restrict that natural light by putting a two storey extension on the existing single storey shop. This will detrimentally impact on the current privacy we have and the availability of natural daylight.

Within the report there is reference to green amenity area on the first floor although this is not shown on the plans at all. As per the last application the privacy of our properties will be impacted by both any green amenity area on the flat roof at the rear of the property and the roof lights in flat 4 and the windows in flats 2 & 3 as these will all be able to directly look into the bedroom window of my property and into my conservatory and back garden.

I have pictures that clearly demonstrates the current view from the bedroom window of my property which will then directly look onto stated 1st floor green amenity area and vice versa and from my roof window that demonstrate how flat 4 will also be able to look out of their roof windows onto my property and into my bedroom and the conservatory. These pictures also demonstrate that having a two storey extension to the retail shop will block the light coming onto my property significantly and show the overbearing nature the building will have.

They also demonstrate that there is no land to the rear of the property as referenced in the report and by taking this single storey building to a three storey building it will dominate over all existing properties.

Further reasons that I object to this application are:

The dedicated parking spaces will reduce the spaces for the retail shoppers on a car park that gets

extremely busy at key times of the day. It assumes each flat only has one car and there is no allowance for visitor parking in an area that already suffers from lack of car parking and overcrowded roads due to on street parking.

The entrance to this car park is already congested with parked cars on Uttoxeter Road and Wesley Street blocking clear site for turning in and out on to a busy main road that is often only 1 carriageway wide due to the parked cars. Increasing its use will compound this further.

Whilst the opening hours of the retail shop will not be changed the noise in the local area will be increased to 24 hours a day as people can access the flats at any time of day. Currently when the shop is closed there is no noise from this area.

4 Flats will also create the requirement for a minimum of 8 wheelie bins (2 per flat - not taking into account garden waste bins) and whilst there is mention of storage for these bins within the application it isn't for that number and there is no description of how the current external storage of the retail waste which from the plans will now be stored internally how will this be moved externally when it needs emptying, current door sizes wouldn't allow this transfer.

If an application was successful I would also be concerned for the method of construction as the property is too close at the rear to the neighbouring property to allow any scaffolding to be put up on the rear of the existing property.

It also concerns me about the nature of any materials used in its construction especially for the fencing and planting of the amenity areas that will form the boundary and be visible from the properties in St Peters Lane

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