

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 23 February 2025 18:49:01

Application Reference No. : SMD/2025/0022

Site Address: Land To The North Of Hawes Farm High Street Ipstones Staffordshire

Comments by: Ian Thomas

From:

Bramall House
61 High Streert
Ipstones
Ipstones
Staffordshire
ST10 2LU

Submission: Objection

Comments: Subject: Objection to Planning Application SMD/2025/0022 for two new dwellings on land to the north of Hawes Farm, High Street, Ipstones

Dear Mr Johnston (Case Officer)

I am writing to register my objection to the planning application SMD/2025/0022 for two new dwellings on land to the north of Hawes Farm, High Street, Ipstones. Whilst I recognise that the land is viewed as a potential option for development, I believe there are a number of significant issues that will lead to a negative impact on the quality and character of the immediate High Street vicinity, and to the village of Ipstones itself. These include, but are not limited to:

Position and Aspect of the Dwellings: The design of the proposed two dwellings has them positioned at 90 degrees to the majority of other dwellings along the High Street, with the one furthest from the road beyond the existing building line. This unusual orientation compared to the majority of properties along High Street. would result in the rear gardens of 59 High Street and Bramall House, 61 High Street, being overlooked from the new dwellings, whilst the front of the development would directly look into the gardens of Hawes Farm and Daisy Bank Farm. This not only compromises the privacy of these properties but the creation of a small road for vehicular access also has the potential to cause significant disturbance to the current residents.

Impact on Light Quality: The height and position of the new dwellings will have a material impact on the light quality for the properties at 59 High Street and Bramall House, 61 High Street. This will be particularly noticeable during the winter months when the sun is lower in the sky due to the location and positioning of the proposed development. The height of the new dwellings would block much of the natural light into the rear of these homes and their respective gardens, leading to a reduction in overall daylight and impacting living environment, which should be taken into account.

Impact on Privacy: The proposed development, with its elevated position, will significantly impact the privacy of the rear gardens of 59 High Street and Bramall House, 61 High Street, in addition to the interior of part of the living environment at the rear of Bramall House. The first-floor windows of the new dwellings will provide an uncomfortably direct line of sight into both the garden and the interior of the ground floor of Bramall House, which would reduce the quality of life for the residents.

Impact on the local Conservation Area: The site is part of the conservation area, and as stated in the Adopted Local Plan, the local authority "....will ensure that development proposals contribute positively to the character of the built and historic environment". After reviewing the site plans, designs and materials proposed for the dwellings, it is unclear how the development will positively contribute to the formal statement - a factor which increases in relevance with the close proximity of the development to the Hawes Farm Grade 2 listed building. In addition to the Local Plan, the submitted Heritage Plan which accompanies the application recognises the contribution this area of land provides to the sense of the rural nature and setting of the village, referring to views of undeveloped space. Unfortunately the erection of two such dwellings will be detrimental to that, removing all sense of openness of the area.

Thank you for considering my concerns regarding this proposed development. I hope these points will be carefully reviewed before any final decisions are made.

Regards

Ian Thomas

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