
From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0116 Site Address: 10 Spinney Close Endon Staffordshire ST9 9BP Stoke On Trent
Comments by: Chris Herbert

From:
Moorland House
Spinney Close
ENDON
Staffordshire Moorlands

ST9 9BP

Phone:

Email:

Submission: Objection

Comments: 1. The proposals show an extended front elevation at two levels, extending outside the original building footprint, side elevations extended again over two levels and a full-length ground floor addition to the existing footprint at the rear. Submitted Planning Drawings fail to show any original or proposed dimensions, making it difficult to properly assess the increase in property mass. It is probably not unreasonable to suggest that the cumulative effect of the additions to the existing dwelling may constitute and overdevelopment of the site, and significantly enlarge what is a modest dwelling.

2. The inclusion of the rear facing balcony will have significant detrimental impact upon the privacy of neighbouring properties, on both sides and beyond, enabling extensive and intrusive views over private outdoor amenity space, and in the case of one neighbour, direct and unobstructed sight through their internal living space.

The inclusion of doors allowing access to the balcony at first floor level would be an uncharacteristic design element, interrupting the form and scale of an established row of detached houses, which overlook public open space. Changing ground levels to the rear mean that this balcony feature with its associated enabling and access functions would be in clear view of any passing foot traffic at the rear, and would be out of keeping with the site and its surroundings.

3. The proposed development does not provide sufficient off-street parking to meet the needs of future residents/users, especially should the property be occupied by a growing family. This shortfall is likely to result in an overflow of vehicles into the cul de sac head of Spinney Close, where the subject property is located. An increased demand for parking which could arise from such a sizeable property could lead to:

⌘ Obstruction of nearby driveways, pavements and reduced accessibility for neighbouring residents. This cul de sac feature on one arm of Spinney Close is used often for vehicles to turn and make their exit from the road.

⌘ Increased risk to pedestrian and cyclist safety due to illegal or inconsiderate parking. In particular these concerns would be felt strongly by neighbours currently with young children and/or grandchildren.

Increased difficulty for emergency services, waste collection, highways maintenance and other delivery vehicles to access Spinney Close.

I urge the planning authority to consider the long-term impact of insufficient parking infrastructure on both current and future residents. It is vital that any development is designed with adequate and realistic parking provision in line with local policies and transport assessments.

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