
From: planningcomments@staffs Moorlands.gov.uk
Sent: 17 July 2025 16:56
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0316 Site Address: 19 Sawyer Drive Biddulph Staffordshire ST8 6SU Biddulph
Comments by: E Foulkes

From:

24

Sawyer Drive

Biddulph

Stoke on Trent

Staffordshire

ST8 6SU

Phone:

Email:

Submission: Objection

Comments: I strongly object to the proposed plans on the following grounds.

The original developer did not see fit to build larger properties on any of the larger corner plots in order to maintain the open aspect of the estate. The proposed extension and garage re-location would not be in keeping with the open and spacious feel of the estate, which is contributed to by both private gardens and public open spaces.

Please also refer to the previous planning decision on 15 December 2015 re SMD/2015/0691 refusing planning permission for an additional dwelling. This was the subject of an appeal which upheld the original decision. Paragraph 4 of that appeal decision states 'the layout of the area is characterised by more generous plots on corners next to junctions, and where properties sit adjacent to roads'. Paragraph 5 states that 'by infilling the plot and bringing a built form significantly closer to the road, the development would substantially reduce the more open character around the junction. It would erode the contribution of the existing soft landscaping to the pleasant ambience of the area, thus unacceptably harming its character and appearance'. I submit that this also applies to the current proposal and that the character and appearance of the area would be harmed.

The proposal does not appear to detail the dimensions of the area of the garden which would remain at the side of the bungalow but I further note that the appeal decision upholding a refusal of planning for 2 Potters End (SMD/2016/0668), the corner plot adjacent to 19 Sawyer Drive, details at paragraph 7 that a relatively narrow strip of land would not fully mitigate the significant erosion of the open character of the corner that would result. I submit that this also applies to the proposed plans for both the extension to number 19 and the re-siting of the garage.

I do not consider that the extension of the property or the relocation of the garage is in keeping with the open character, general layout and aesthetics of the neighbourhood as the side of the property and the garage would be too close to the footpath in comparison with all of the other properties. The other properties maintain a much larger

open aspect between them and the footpath, this can clearly be seen on the location plan, document 206 LP01, which shows the other properties in the neighbourhood.

In conclusion, I consider that the proposed plans would have an unacceptable impact on the character and appearance of the area and would erode the spacious quality of the immediate area.

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