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

Categories:

Application Reference No. : SMD/2025/0316 Site Address: 19 Sawyer Drive Biddulph Staffordshire ST8 6SU Biddulph
Comments by: Mr & Mrs S Parkinson

From:

1
Potters End
Biddulph
Stoke-On-Trent
Staffordshire
ST8 6SX

Phone:

Email:

Submission: Objection

Comments: 1. Over Development. The proposed development conflicts with policy DC1 of the Staffordshire Moorlands Local Development Framework Core Strategy Development Plan Document (March 2014) (CS), which requires that all development should be well designed and should reinforce local distinctiveness. This application is an over development of the land adjacent to 19, Sawyer Drive which is currently garden and would go against the open aspect of all the gardens that join the footpaths, the estate road, and the layout of the estate as a whole. The visual impact would be that the site would be over developed and result in the loss of open green space. This would be considered harmful and unsympathetic to the character of the estate. The layout of the area is characterised by more generous plots on corners next to junctions and where properties sit adjacent to roads. The estate incorporates public green spaces that make an important contribution to its appearance and private garden spaces which also play a vital role in the visual amenity of the area. This site forms part of a strip of open land that runs alongside both No 19 Sawyer Drive and No 2 Potters End. This land provides a natural green buffer which softens the edges of the properties, and thus contributes positively to the spacious, leafy character of the surroundings. The original developer did not see fit to build a further property on the land or on any other large corner plots on the estate and consequently we think that this alone shows that it is out of character and it would erode the existing landscaping of the area.

2. Precedence has been set by the refusal of previous application SMD/2015/0691 and subsequent dismissal at appeal APP/B3438/W/16/3142816, and again refusal of application SMD/2019/0238 for this site. A further precedence has been set by the refusal of application SMD/2016/0668 and subsequent dismissal at appeal APP/B3438/W/17/3170680 (dwelling adjacent to 2 Potters End) which is also a corner garden plot, adjoining 19 Sawyer Drive. Should this new application be approved, it will set a new precedent for developing all other large corner garden plots throughout the estate. This would be in direct contravention of Policy DC1 of the Staffordshire Moorlands Core Strategy Development Plan Document (March 2014) (CS) which seeks, amongst other things, to ensure development reinforces local distinctiveness. Please could we ask that the above points be taken into consideration when deciding on this application.

Yours sincerely Mr and Mrs S Parkinson

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