

[REDACTED]

Sent: 04 January 2026 14:52
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0523 Site Address: 1 Parklands Biddulph Moor Staffordshire ST8 7JL Stoke-On-Trent Comments by: Mr martin lawson

From:
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Rudyard road
Biddulph moor
Stoke on trent
Staffs
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[REDACTED]

Submission: Objection
Comments: ⸻

Planning Objection (Individual Submission)

I wish to object to the above planning application on the following material planning grounds:

1. Retrospective and Unauthorised Works

The conversion of a two-bedroom bungalow and garage into five bedrooms was carried out without planning permission. This represents an excessive intensification of use that is inappropriate for the size and design of the original dwelling and the surrounding low-density residential area.

2. Lack of Parking and Highway Safety Concerns

There is no provision for staff or visitor parking. This will lead to increased on-street parking, obstruction, and potential highway safety issues in a quiet residential location not designed for this level of activity.

3. Loss of Residential Amenity

The proposed use is likely to result in increased noise, activity, and disturbance at various times of the day and night, which would significantly harm the living conditions of nearby residents, particularly given the predominantly elderly population in adjacent bungalows.

4. Unsuitable and Unsustainable Location

The village lacks local facilities and has very limited public transport. The development therefore relies heavily on private vehicles and does not represent a sustainable location for a high-occupancy care use.

5. Visual and Light Impact

The use of green internal lighting from the property is visually intrusive and has already affected neighbouring properties, adding to the negative impact on residential amenity.

For the reasons outlined above, I respectfully request that this application be refused, or that the council gives substantial weight to the harm already caused by the unauthorised development.

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