

From: planningcomments@staffsmoorlands.gov.uk
Sent: 14 April 2026 23:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2026/0085 Site Address: Lane rear of the Red Lion Church Lane Checkley
Staffordshire ST10 4NJ Stoke-On-Trent Comments by: MRS CHRISTINE SALT

From:
WREN PARK
CHURCH LANE
CHECKLEY
STOKE ON TRENT
Staffordshire
ST10 4NF

Phone:

Email:

Submission: Objection

Comments: I write to formally object to this planning application for the following reasons:

Impact on the Character and Appearance of the Conservation Area-the proposed scale and height of the two three-storey dwellings are out of keeping with the character of the conservation area. The village of Checkley is defined by more traditionally designed buildings.

Overdevelopment of the Site - the proposal represents an over intensive use of the constrained plot.

Highway Safety and Access Concerns - The reliance on a shared access with a functioning public house raises significant safety concerns. Public houses generate variable and often peak-time traffic, including delivery vehicles and pedestrian movements. Introducing additional residential traffic into this already active access point increases the risk of congestion, conflict and accidents, particularly given the likely restricted visibility and limited manoeuvring space.

Residential Amenity - The height and positioning of the proposed buildings will lead to overlooking, loss of privacy and overshadowing of neighbouring properties. This would have a detrimental impact on the amenity currently enjoyed by existing residents.

Noise and Disturbance - Future occupants of the proposed dwellings would be in close proximity to the public house, potentially leading to noise complaints. This could place unreasonable pressure on an established community facility and create conflict between residential and commercial uses.

Insufficient Parking and Servicing Provision - there is likely to be overspill parking on surrounding roads, exacerbating existing pressures and detracting from the character of the area.

For the reasons outlined above, the proposal fails to preserve or enhance the character of the conservation area and raises significant concerns regarding highway safety, residential amenity and overdevelopment. I respectfully request that the application be refused.

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