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

Categories: ██████████

Application Reference No. : SMD/2026/0370 Site Address: 137 Willow Drive Cheddleton Staffordshire ST13 7FG
Leek Comments by: Christopher BouldN/A

From:
Tilia House
18 Maple Grove
St Edwards Park
Leek
Staffordshire
ST13 7BF

Phone: ██████████

Email: ██████████

Submission: Objection

Comments: I am writing to object to the above planning application, which relates to the property immediately next door to my daughter's home and which I therefore visit regularly.

This is the second planning application in short succession seeking permission to convert the existing garage space into accommodation.

The previous application proposed the use of the garage conversion for commercial purposes, including short-term Airbnb/holiday accommodation.

That application was refused following consideration of a number of planning matters.

I am concerned that the current application appears to involve the very same physical conversion and plans as the previous application, with the principal apparent difference being the stated intended use of the accommodation.

Given the close timing of the two applications, I believe this warrants very careful consideration as to the actual and likely use of the proposed accommodation.

I am also concerned about the real potential for the converted space to be used for commercial or short-term accommodation purposes in the future.

The properties within the St Edward's Park development are subject to restrictive covenants which place restrictions on commercial activity, and these have been explained previously.

Whilst I appreciate that private restrictive covenants are a separate legal matter from the planning process, I consider the existence of those restrictions to be relevant to the concerns of neighbouring residents regarding the nature and intended use of this development.

There is also a legitimate concern that if permission is granted for this conversion, the accommodation could subsequently be used in a manner substantially different from the residential use now described, particularly given the application that was just refused for Airbnb/holiday use

I would therefore ask the Council to consider not only the stated use of the proposed accommodation, but also the circumstances surrounding the previous application and the similarities between the two sets of proposals.

In the event that planning permission is granted, I would ask that an appropriate condition be imposed to ensure that the converted accommodation remains ancillary/residential in nature and cannot be used for commercial purposes, including holiday lets, Airbnb or other short-term accommodation.

I respectfully request that the application be refused. If the Council is nevertheless minded to grant permission, I would ask that robust conditions are imposed to protect neighbouring residents and to prevent the accommodation from being used for commercial or short-term letting purposes.

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