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From: [REDACTED]
Sent: 16 September 2026 21:20
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0387 Site Address: 91 Lyndale High Street Ipstones Staffordshire ST10 2LB
Stoke On Trent Comments by: Andrew Chapman

From:
Mole End 97
High Street
Ipstones
Stoke-on-Trent

ST10 2LB

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Submission: Objection

Comments: We would like to raise the following points:

1. Visual impact: The proposed style of the extension does not appear to be in keeping with the current building, the other four bungalows (83 to 89 High Street) and general character of the other properties on the northwest side of the High Street including the conservation area. We note that the back of these High Street properties are visible from well-used field footpaths. The south elevation of the proposed development would also be visible from the B5053.
2. Staffordshire Moorlands design guidance: The proposed extension ridge lines are not lower than the existing ridge line height. The scale and design of the windows does not appear to be in-line with the guidelines (<https://www.staffs Moorlands.gov.uk/article/1166/Supplementary-planning-documents-and-design-guidance>).
3. Landscape: there are four stone, pre-1850 buildings, in close proximity to the proposed development. These properties and Lyndale 91 high Street all lie in open countryside on the very edge of the linear development to the north of Ipstones village centre. The land to the north, west and south of the proposed development is an historic landscape of small fields with mature trees, stone walls and hedgerows.
4. Loss of privacy: Due to the orientation of the properties, the proposed four windows on the rear elevation could directly overlook three windows and all of the lower garden of Mole End 97 High Street. This would have a negative impact on the privacy that Mole End 97 High Street has hitherto enjoyed. At present the high leylandii hedge on the northwest boundary of Lyndale 91 High Street does provide privacy to both properties and we suggest that, should planning be granted, one solution would be to add a clause to retain a hedge on Lyndale 91 High Street that is high enough to screen the view to the northwest from all of the major windows.

5. There appears to be a typo on the form as there are ¿trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development.¿

Photograph ¿ sent by email.

View from the upper window of Mole End 97 High Street towards Lyndale 91 High Street showing in the foreground part of the lower garden of 97, then the current Leylandii hedge and garage of number 91 (with the label G 91 in pink).

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