

Comments for Planning Application 63110/FUL

Application Summary

Application Number: 63110/FUL

Address: Land off Chamberlain Avenue, Stoke-on-Trent, ST4 5EQ

Proposal: Demolition of existing garages and residential development of ten, one bed apartments over two storeys and associated parking

Case Officer: David Clarke

Customer Details

Name: Miss Katie Latham

Address: 18 Colindene Grove, Penkhull, Stoke-on-Trent ST4 5EH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposed development at the top of Chamberlain Avenue.

I believe that the proposal to put ten flats on this small site is an overdevelopment which does not take into consideration the parking issues and access problems that already exist in the area.

Ten one-bedroom two-person flats which, according to your own plans, are to be marketed at the private sector, would in my opinion equate to parking requirements for 20 vehicles. This requirement has not been fulfilled in the plans and the surrounding streets are already used by existing home owners and their visitors. This is exacerbated by the fact that most of the adjacent road, from the top of Chamberlain Avenue to the crossroads with Hunters Way, has dropped kerbs to allow access to driveways. Therefore, there is very little room on this road where cars may legally park. The area that is being developed is also used for parking for visitors to the closest cul-de-sac, Colindene Grove, which is not wide enough to even accommodate two cars side-by-side and some residents have shared driveways.

I believe that access would also be compromised to the elderly people's bungalows; some of which have regular visits from carers.

The increased parking would also affect bin collections. As a resident of the area, I have experienced numerous occasions where our bin collections have been missed because the bin lorry could not access the street.

Emergency service access could also be compromised. I took advantage of the free fire-safety service and when they arrived, they immediately said they would make a note of our address in

their database as they could foresee access issues if there ever was a fire.

The development is also on an area which is topographically higher than most of the surrounding property. The proposed development will be higher than the immediate properties in Colindene Grove and Chamberlain Avenue. This means that the properties and gardens will be overlooked and feel much more hemmed-in than they are at present. It could also block light to the closest properties.

Other than these issues, the introduction of flats will change the nature of the area, which is predominantly family homes with long standing residents. These flats would introduce a transient population to a well-established community. Changing the community dynamic could influence whether a family decides to stay within the area or migrate to a more stable community.