

Sean Roberts

From: Sara Penny
Sent: 06 July 2016 16:53
To: Programme Officer
Subject: ADDITIONAL INFORMATION - Policy Submission Request for Barlaston Lea Cottage, to be included in Residential Development Boundary

Dear Mr Roberts

Thank you for your time yesterday in answering my questions regarding the Examination process. I confirm that I will attend the Examination process at the Council offices, in person.

With regard to adding further to my earlier correspondences of 10 June 2015 and 21 January 2016, I now write below as follows:

1. Barlaston Lea Cottage and garden feel very much part of the village, being centrally positioned within Barlaston village and as such form part of a very well established settlement area.

In this regard, I would like to invite the inspector to visit the site, in order to fully appreciate this first hand.

2. My second email (21/01/16) detailed how settlement had evolved on all sides (and including) Barlaston Lea Cottage, from the 1300's.

I described how all neighbouring properties - without exception - had developed and/or evolved:

- Barlaston Lea Cottage - extended in 2001 (my property) served as Coach House for Barlaston Lea - previously owned by Wedgwood family)
- Barlaston Lea - with recently erected 3-car detached garage building - previously owned by Wedgwood family)
- Leigh House (formerly farmhouse/stables/barn with land) - previous change of use from farmhouse to residential/business premises with 16+ workers. Undergone recent, major refurbishment of the former stable block and 1500 century barn.
- Upper House Hotel and 10 acres of land, vastly extended with 24 bedrooms, function rooms, additional parking etc. - built by Francis Wedgwood for his family in 1845. The local Council subsequently owned the building for a time when it served as a Home for the Blind.
- The Parish Church of St. John the Baptist, built in the 1980's to replace the original village church.
- Lodge demolished to the SSW of the cottage.
- Erection of large dwelling house (completed 2016) - Georgian-style, to replace semi-detached cottages.

As can be seen from the above, major changes and significant developments have taken place in the neighbouring properties over a very long period of time.

3. **Future development at Barlaston Lea Cottage.** It is most likely that a detached garage or other outbuilding will be erected in the garden of Barlaston Lea Cottage in the near future by the next owners. As already mentioned above, a 3-car garage was recently erected next door, in the grounds of Barlaston Lea. Indeed, it may well be that such a building may not require planning consent due to changes in planning laws. In contrast to this, a single, 2-bedroom, architect-designed dwelling house, being superior in terms of aesthetic and environmental value - as it would incorporate exceptional green technology - would surely be preferable, as it would instead serve as an enhancement and forward-looking plan, and as such would be far more appropriate for such a beautiful site.

Therefore, the inclusion of Barlaston Lea Cottage within the Residential Development Boundary, would mean that any proposed dwelling would be subject to planning scrutiny, which would in turn guarantee that it would be of superior quality and design.

Thank you for considering my submission.

Yours sincerely

Sara Penny