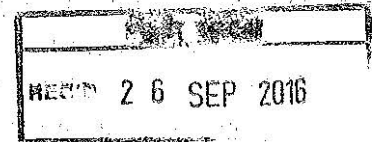


120 Ashbourne Road,
Leek, Staffordshire,
ST13 5BA

21.9.2016

To the Planning Office, Staffordshire Moorlands District Council,
P.O.Box 136,
Buxton, SK17 1AQ

Dear Sirs/Mesdames



Application Number: SMD/2016/0534
Applicant's Name: RD (Leek) Ltd.
Location: Pickwood Avenue, Leek.
Proposed Development: Proposed erection of 7 no detached dwellings.

I wish to record my objection to this proposed development which is next to my home. My grounds are as follows :-

Firstly, this is a very, very small piece of land and 7 detached dwellings are far too many for that particular site.

Secondly, but most importantly, all these proposed detached houses run down the entire length of my house and garden. No measurements are given on the plans submitted to SMDC but an inspection of this very small site will show that the back gardens to these 7 houses will be very short (possibly only about 8/10 feet in length) and abut along the whole side of my house and garden. If this application is allowed, it will mean a **total lack of privacy** for me and my family as the application is for 7 three storey houses with the main aspect for these houses all overlooking my home and garden not on to Pickwood Avenue. The plans submitted show that the kitchens will be situated at ground level adjacent to my garden, but that the lounges on the first floor and main bedrooms on the second floor will all invade my privacy from a very, very close aspect and which will enable the house occupants to see into my lounge and bedroom. Surely, Planning Legislation does not allow such a dreadful intrusion into the privacy of an adjoining householder's property. My property was built in 1930 when all the land to the east and south of us was part of Springfield Farm and used as grazing meadows for the farm's animals.

Thirdly, all our properties from the HMK garage at 104 Ashbourne Road, through the bungalows at 106 and 108, and our row of three pairs of semi-detached houses 110 to my house at 120 have all had to observe a Building Line laid down by Staffordshire Moorlands District Council (and Leek Urban District Council before them) which prohibited any building in front of the line prescribed. Plots 1 and 2 and the garage for Plot 1 all breach the previous building line. Are SMDC proposing to waive the Building Line as this would mean that all our properties could be extend forwards and, with the precedent set, no refusal would be anticipated or could be given?

Fourthly, we see that the plan for the proposed application shows the garage to Plot 1 to be placed down the steep downward sloping access from Ashbourne Road to this site – actually the track the cows were brought up twice a day when the land was still a Green Belt farm. As this is a steep slope

downwards, it will obviously mean that the eastern end of the garage will have to be built up to make the garage level. The plan submitted does not accurately show that a garage will take up most of the width of the track. This garage will be sited in front of my kitchen window and will obviously, due to the fact that the eastern end will have to be built up, and will mean that not only will this garage overlook by some 10 feet my kitchen window, thus taking my light and air, but it will also obstruct and cut out the light and air of the bedroom of my son which is over the kitchen and fronting Ashbourne Road.

Fifthly, this is a most selfish planning application which, as far as I am concerned, is only to benefit the Landowner by several more million pounds, an application without any consideration for the neighbourhood and quality of life of the existing residents it destroys.

Sixthly, if this application is approved in its current form it will totally destroy the value of my home. Who would want to purchase a house where any privacy has been totally destroyed by the cramming of 7 detached three storey houses on to an unsuitable, too small piece of land which all overlook and look into a long established house.

Seventhly, the vehicle access and garage to Plot 1 are adjacent to the path from my house to Ashbourne Road – my only access. I am very elderly, suffer from arthritis and am profoundly deaf so it would be very difficult for me to hear anyone driving a car up, what has always been, a grassy track for cows, but is now the subject of an application to be a metalled vehicle access. We who reside at Nos.118 and 120 will be very much in danger of vehicles driving over pedestrian accesses.

Eighthly, I would point out that although your letter of notification is dated 8th September 2016 giving just 21 days from that date to respond, this letter was not actually received until 14th September, the envelope being franked 13th September - so actually depriving me of 7 days of the 21 I n which to respond. I regard this as 'short changing' the public by SMDC on their time to respond and collate information on a Planning Application and feel that this should be investigated.

Finally, I would mention that the brook which ran along the side of my house and across the back of mine (and the adjoining houses) belongs to our house/s. Because of flooding problems from the brook, which comes down from The Mount, passing the end of Lowther Place houses and is then culverted under Ashbourne Road (the A523) and then causing the land the subject of this Planning Application to become flooded and a danger to cattle grazing, my late husband gave permission to Roger Deaville to culvert the brook. However, the brook inside the culvert remained our property and when the Environment Agency wished to install the large inspection chamber shown in the proposed garden for Plot 3, my late husband and I were the people approached and who had to give our approval.

I trust that this dreadful Planning Application will be refused.

Yours faithfully,

Mrs. Joan Pyne.

N.B. Copies to all 3 SMDC Councillors for East Leek.
P.S. The original letter to you was taken by Councillor Jones on 22/9/16 direct to the Planning Office at Moorlands House, Leek. I am sending a copy to you direct so that you are aware.