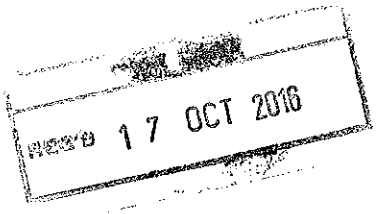
Mr. F and Mrs. Y. Buckley
34 Teanhurst Road
Lower Tean
Staffs ST10 4LR

13th October 2016

Dear Sir / Madam,



APPLICATION NUMBER	SMD/2016/0568
APPLICANTS NAME	Mr Paul Williamson
LOCATION	Lowe Tean
PROPOSED DEVELOPMENT	Conversion of existing garage for use a a physio fitness room, treatment room and waiting area and alterations to elevations including raising the ridge height to form a pitched roof

We received your letter dated 27/9/2016 regarding the above application for development and we would like to raise our objections as follows.
We have viewed the online application and our objections to this planning application are as follows.
It is stated in the online documents that "prior to the submission of these proposals the client has consulted with neighbouring residents. Our client has advised the local residents have responded and given their support for the home working proposals". This statement is completely untrue as we, the residents of 34 Teanhurst Road, and who are the most likely to be effected by this planning application have not been consulted and we strongly submit the proposals would be extremely detrimental to our property.
My wife and I (we are both nearly retired and spend a lot of time in our garden which is an extension of our home) feel that it is inappropriate to change the use of a car garage into a place of work on a small rural, residential estate. We would suggest that such a business would be better sited on a business park with suitable parking and waiting amenities. Such a business could be set up very close to Mr. Williamson's home in the village of Tean where there is free parking and where there are also already

2) several other professional businesses - for example a chiropodist and a solicitors. Plus Tean Mills offers business units already furnished with amenities for any type of project such as a physiotherapy business. This would be an asset to our village.

Personal Objections

When we came to live here at 34 Teanhurst Road forty-one years ago the house of Mr. Williamson was not even built and there we no houses at all at the rear of our property, so for two years whilst we were preparing the garden etc. we had no light restriction whatsoever. We predominantly have light from the west. When the house at our rear was built two years later the garage in question was built very close to our boundary and that immediatelly affected the light from the west to our garden but we did manage to grow some roses and flowering bushes then unfortunately a good number of years later we were away on holiday for about two weeks and on our return a previous owner of No. 3 had extended the same garage by approximately one and a half metres which meant that the garage was then only about 18 inches away from our boundary. As a result we had even more problems with lack of light coming into our garden so that over a period of time we could not grow anything at all behind this garage. We gave up tying to grow plants and erected some decking on which we placed an "arbour" together with a small wrought iron table and chairs set and this became a useful area of our garden again where we could sit out and have a light meal or a cup of tea in the afternoon. We had no information regarding the garage extension from the local authority as to whether the garage owners had applied for planning permission or even if such permission was necessary or whether in fact this was an illegal build. We would like the local authority to check this and may be even seek a sight of the deeds to confirm the original

3) size of this garage. We do object to the roof eves being elevated as this will further reduce the light into our garden.

A further alternative solution to Mr Williamson's desire to work from home would be to consider using his home instead. No. 3 is occupied by two adults and one child (to our knowledge) and is a detatched 4/5 bedroom house with very large bedrooms, so we feel this alternative should be considered and would confine any noise or disturbance within Mr. Williamson's own premises.

We would still object to the extra car journeys by clients attending appointments and coming backwards and forwards past our house along Teanhurst Road to access and exit on to the A522. As stated in the documents on line it is proposed there would be off road parking for up to 5 vehicles plus possibley 3 vehicles on the close. This means that there could be 10 to 16 journeys a day and this would be difficult to monitor. Therefore 90% of these vehicles would have to pass 34 Teanhurst Road to enter and exit the main road the A522. In our opinion a further reason for our strong objection to this planning to change the use of a garage into a physiotherapy business.

Regarding Noise Disturbance

at the moment there is a certain amount of noise coming from Mr. Williamson's garage at weekends or summer evenings which is only to be expected when garden equipment etc. is being moved. The noise level is acceptable at present but if planning permission is granted there may be as many as eight

4) persons per day having consultations and using equipment together with the instructor and anyone accompanying the client and this will involve noise from equipment and also conversation which will inevitably create an increased noise level and this could be unacceptable. Once planning has been passed it will not be possible for us to make any objections as the business will be up and running with the authorities permission. Any conversion work on this garage could be a lengthy and very noisy project and will cause much disturbance in our garden, so we are making an objection in advance of any possible work.

Regarding car journeys and consultations we would like to know if there are any limitations of use of this proposed business. Will Mr. Williamson be allowed to work with clients on Saturday or Sunday and could any appointments be arranged at 9pm or later. Will he be able to work on Christmas Day or Boxing Day? If hours of appointments are to be set how will the local authority be able to enforce or monitor reasonable working times in the business.

Should this planning application be approved it will set a dangerous precedent and will encourage other residents to apply for planning permission to change the status of their properties to become many kinds of unsuitable businesses resulting in a small rural housing estate becoming a

5) commercial, possibly even an industrial estate with its accompanying increase in traffic and other disturbance problems.

Another aspect of changing the status of properties on a rural housing estate to become businesses is that the value of all the houses would be adversely affected.

Finally we would like to stress that there is nothing personal in our objections as Mr. Williamson has a right to apply for planning permission to change his garage into a business just as my wife and myself also have a right to object to this application

When we came from North Manchester to live in Staffordshire 21 years ago we settled here and it was a very good move and we have been very happy over the years bringing up our two children, who are now both happily married with families of their own. We wish Mr. Williamson the same kind of happiness we have enjoyed whilst he lives here and congratulate him on choosing an area as beautiful as this part of Staffordshire.

Yours faithfully

MR. F. BUCKLEY AND MRS Y BUCKLEY