Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0648

From: craig bootherstone
Sent: Saturday, December 24, 2016 3:39 PM
To: Planning (SMDC)
Subject: SMD/2016/0648

Dear Sir/Madam,

In reference to the planning application SMD/2016/0648 on the land adjacent to 20 Caverswall Road we would like put forward our views.
As the residence living opposite the proposed planning site we object on the following grounds:

* The houses surrounding the site all sit within reasonably sized plots, whereas the proposed dwelling takes up the majority of the land in which it sits. The overall layout and density of the property seems far too much for the land available.
* Due to the size of the proposed dwelling, it will inevitably mean that the amount of natural light will be greatly reduced.
* To continue on from our previous point, the dwelling will almost definitely overlook and so cause lack of privacy to a number of its neighbours.
* The design of the proposed dwelling is not in-keeping with the style of houses surrounding it at all. Instead the appearance is very modern and foreboding.
* The small private lane which would be used to access the property is too narrow to service another dwelling and is only a dirt road with no maintenance provided from the councils. It would struggle to cope with the traffic that a 4 bedroom property could potentially generate.
* Following on from the above, the lane also has restricted visibility when heading onto Caverswall Road and is a dangerous junction. Staffordshire County Council Highway Authority have previously stated that 'Although the access is used for other dwellings, the addition of a further dwelling will be a significant percentage increase in and intensification of use of the access with restricted visibility to the north'. This still applies to this revised application.
* The lane in which the proposed dwelling would be accessed is also a public footpath which is frequently used by dog walkers and school children, therefore the property and traffic generated would adversely affect the public right of way.
* This planning application may have changed slightly from the original but is still for a large, 4 bedroom dwelling as were the previous applications which were rejected.

We would very much appreciate if you would please take the above points into consideration when making you decision.

Kind regards,

Craig & Sarah Bootherstone
The Hollies, 22 Caverswall Road