

Mr & Mrs Hayes
36 Barnfield Road, Upper Tean
Stoke-on-Trent, ST10 4LA

10th October 2017

For the attention of Lisa Jackson
Planning Support
Customer Services
Moorlands House
Stockwell Street,
Leek,
Staffordshire
ST13 6HQ

Dear Lisa

Re: Planning Application No. SMD/2017/0558 - Mr & Mrs Barnsley, 38 Barnfield Road, Upper Tean
Two Storey Side Extension and Single Storey Enlargement of Existing Porch to the Side.

Thank you for your letter dated 28th September 2017.

We Strongly Object to the above Proposed Development at **38 Barnfield Road**.

We feel that the siting of the proposed development will adversely impact on our outlook, amenity, privacy and sunlight/daylight.

Outlook

The Principal Windows in our Living Room and Bedroom are adjacent to **38 Barnfield Road**. The close proximity of the proposed development approx. 2.5 metres would adversely affect our outlook by completely dominating the outlook and would have a very overbearing and overshadowing impact on the visual enjoyment of our dwelling and it's immediate setting .

Amenity

We feel that the proposed development would have a detrimental impact upon our residential amenity because of the increased noise, disturbance, overlooking, loss of privacy, overshadowing, increased enclosure and loss of open space that we have enjoyed for over 25 years.

We are also concerned that the proposed development would leave no way in to the rear of the property meaning all maintenance, gardening works etc. could only accessed through the property which in turn raises serious concerns if the emergency services require access. The lack access to the rear garden also means that bin storage would then be at the front elevation which has insufficient space and would then be unsightly further damaging the visual amenity of the area.

We believe the proposed development together with existing enlargements to the original dwelling of a The Detached Office/Breeze Block Garden Building and Conservatory would lead to gross overdevelopment of the site involving the loss of open space aspect of the neighbourhood.

Privacy

We feel that our Privacy will be eroded by being overlooked by the proposed development to the rear of the property into our back garden and from the front by the window in the side elevation because of it's close proximity to our Living Room Principal Window and Front Garden.

We also feel that the proposed development close proximity to our boundary will increase the footfall on our driveway which will in turn increase noise, disturbance and loss of privacy.

Daylight /Sunlight/Overshadowing

Our Principle Living Area is already dark due to our principal window being adjacent to **38 Barnfield Road**. We are extremely concerned that the proposed development would significantly impact our Daylight, Sunlight and will cause Overshadowing and Enclosure which would reduce the enjoyment of our dwelling.

Foul Drains and Ground Stability

We have 4 Manholes for Foul Drains on our property. These drains run from the rear of our property, to the side and down our Driveway. These drains service several neighbouring properties the details of which need further investigation. Please see enclosed plan as we suspect this foul drain to be a public sewer owned by Severn Trent. We have concerns about the impact of the proposed development on our property and surrounding properties foul drains.

On 3 separate occasions our drive has subsided – approx. 1991, 2004 & 2010.

We are very concerned what impact the proposed development could have on the stability of our property, we fear any excavation work on our boundary could have a serious and detrimental impact upon the foundations of our dwelling and the Foul Drainage System as detailed above.

Please find attached Drawing No. HAYES-2017-001.

Design

We believe that the proposed development does not respect local context and street pattern, or in particular, the scale and proportions of surrounding buildings and would be entirely out of the character of the area and detrimental to the local environment.

We feel that due to the scale and close proximity of the proposed development to our property that it may cause flooding of our driveway which could cause undue harm and would be detrimental to ourselves our property and our surroundings.

Please find attached Drawing No. HAYES-2017-002 & 003

Parking /Traffic Issue

We have had to widen our driveway by 1/2 metre as it was becoming increasingly difficult to exit the driveway due to a vehicle always being parked at the bottom of the drive from the time when the property was purchased by Mr & Mrs Barnsley in 2003.

We feel that with the proposed reduction in length of the existing drive the proposed development will cause parking/traffic issues resulting in the turning circle being used for parking. This would inevitably put more of a burden on the highway and be detrimental to other neighbours or other road users and compromise safety.

Please see enclosed photos HAYES-2017-004

Location Plan

The Line of Ownership on the Location Plan is incorrect please find attached Original Plan and Photo for your reference. (as per our email sent 03.10.2017 @ 09:21)

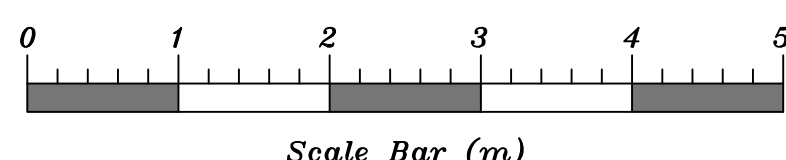
Please find attached Drawing No. HAYES-2017-005.

Breach of Planning Law

We are also objecting to this Proposed Development because Planning Law on this property has already been broken. The Detached Office/Breeze Block Garden Building was used as accommodation for Mr & Mrs Barnsley's Daughter and her Boyfriend to live in for a period well in excess of 12 months.

Yours sincerely

Mr & Mrs Hayes



Drawn	Checked
Drawing No. HAYES-2017-001	

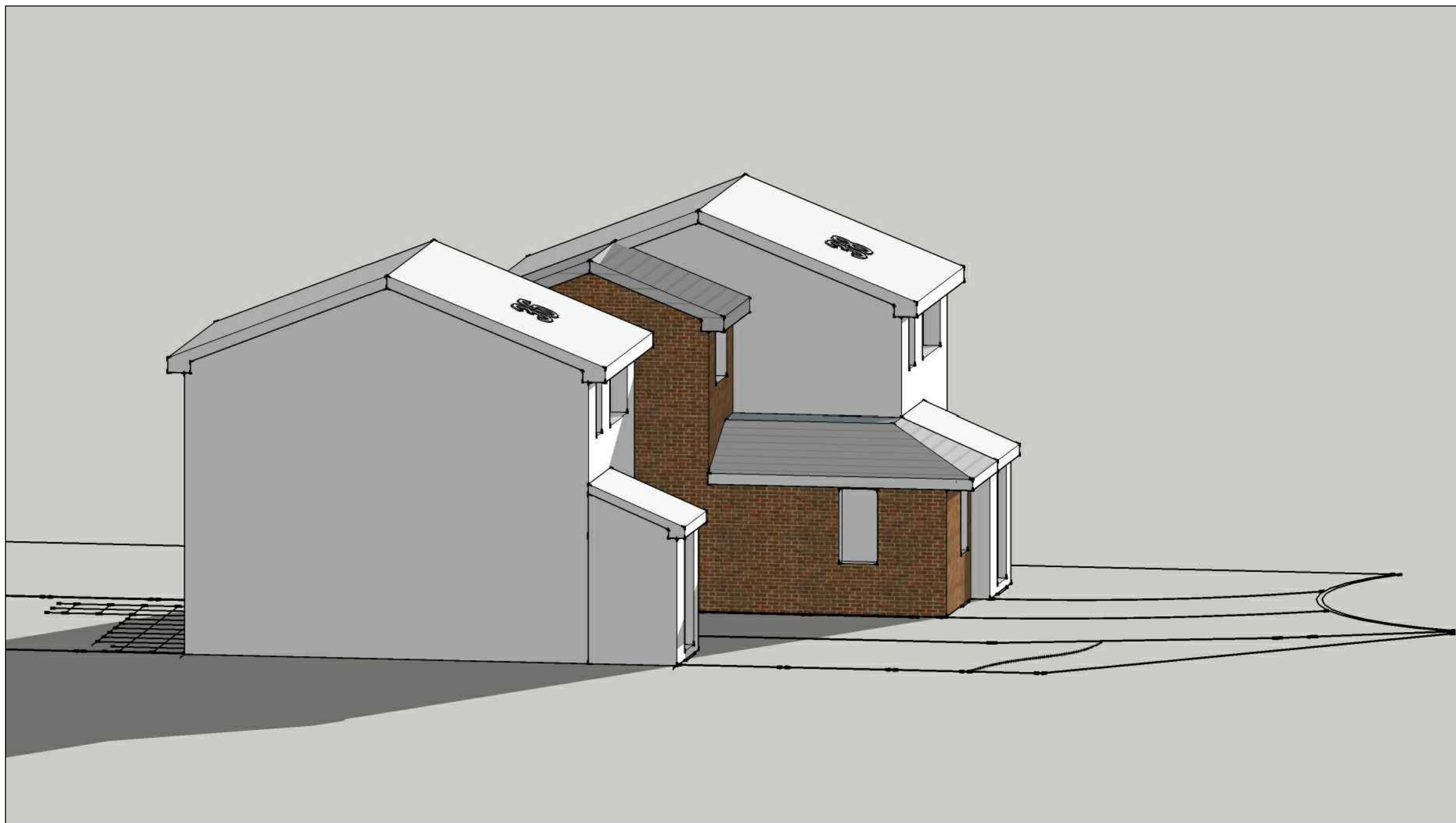
Drawing No. HAYES-2017-001	Revision
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VIEW 1



VIEW 2



VIEW 3



VIEW 4

Date	October 2017	Scale	N.T.S @ A1
Drawn		Checked	
Drawing No.	HAYES-2017-002	Revision	

Drawing Title
PROPOSED 3D VIEWS
SHEET 1 OF 2

Project
OBJECTION TO PROPOSED 2 STOREY SIDE EXTENSION &
SINGLE STOREY ENLARGEMENT OF EXISTING PORCH TO SIDE
AT 38 Barnfield Road, Upper Tean , Stoke-on-Trent. ST10 4LA.

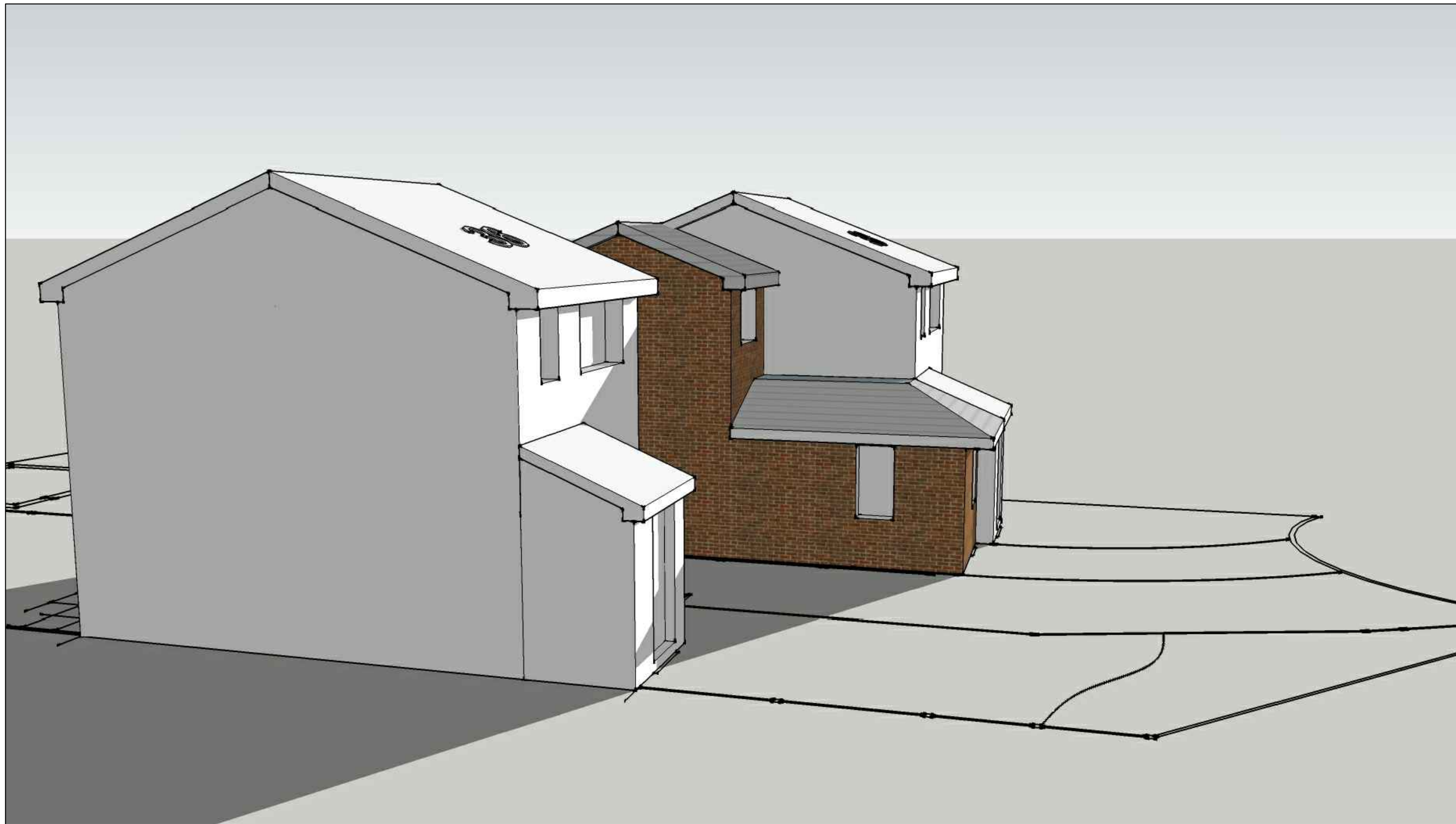
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VIEW 5



VIEW 6



VIEW 7



VIEW 8

Date	October 2017	Scale	N.T.S @ A1
Drawn		Checked	
Drawing No.	HAYES-2017-003	Revision	

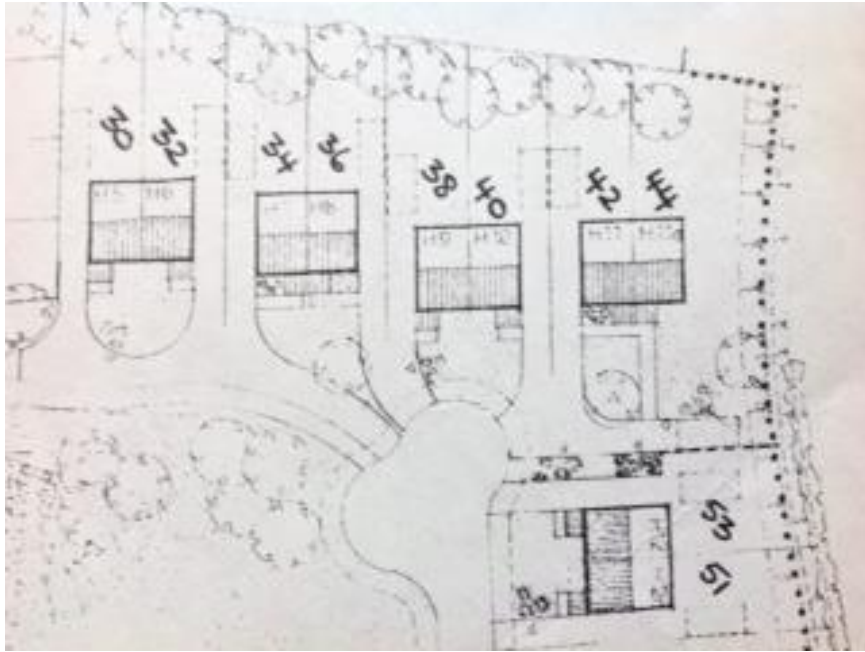
Drawing Title
PROPOSED 3D VIEWS
SHEET 2 OF 2

Project
OBJECTION TO PROPOSED 2 STOREY SIDE EXTENSION &
SINGLE STOREY ENLARGEMENT OF EXISTING PORCH TO SIDE
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HAYES-2017-004 Parking



HAYES-2017-005 Location Plan



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