Mr and Mrs Whelehan
34 Uttoxeter Road
Tean
Staffordshire
ST10 4LG

8th June 2017

Proposed new Residential Dwelling, Hollingscroft House, Uttoxeter Road, Tean-Application reference SMD/2017/0254

Dear Planning Team

Please consider the below comments regarding the above planning application proposed. Unfortunately we did not receive the standard letter in the post regarding the above application. We received notification via email on 2nd June 2017.

Having received confirmation for the removal of the protected beech tree in the dividing hedge between ourselves at 34 Uttoxeter road and Hollingscroft House. We contacted Mr Harper to inform him of the removal of the tree at our own expense. Mr Harper informed us that this was extremely good news as he had said he wanted to seek planning permission for a low level property (assumed bungalow style property) for himself and his wife as the current property he felt was too big since the children were not living there on a permanent basis. He implied he was considering planning permission for a single storey retirement type bungalow. The beech tree has been reduced down to existing hedge height and the root system is not showing any signs of damage therefore encouraging new growth, as per the preservation order a new tree is planned along the hedge to the right of the beech tree as per conversation with Mr Steven Massey. Mr Harper has also suggested that if planning is granted he will need our permission to come across our front garden to connect to the sewers as this may be a cheaper alternative. However with the beech stump and root system plus a new tree being planted this will be an impossible request.

We feel that the dormer family home which is being proposed is positioned in the wrong location (see positioning below). A single storey low pitched roof would be 4 meters high to the ridge, the proposed dwelling would be 6m to ridge/chimney.

Levels:

The proposed plot is well above the height of the side road (Hollingscroft Court Road) the plot could be reduced by at least 1 meter to 1.2 meters, which would reduce visual impact behind dividing hedge, the new access could come near level to existing road side. The loss of visual amenity is an issue if planning is granted as the new dwelling has three upstairs windows which would have a direct view into our property.

Positioning:

A family home is being proposed with three dormer windows at the rear of the property overlooking the front of our dwelling, effecting our privacy. If a family of 3/4 live there and have 3/4 cars, there is potentially a lack of parking within the proposed parking area. This could mean additional parking on the roadside, therefore cars would need to move around the roadside parked cars which would make it unsafe especially with the adjoining Uttoxeter Road.

If the proposed property was turned 90 degrees, so the rear is facing north, and moved back in line with our house (number 34). The building line from 34 Uttoxeter Road to Lawford House used as a guideline for the new position of the proposed property.

The existing levels could remain as is, and access could be shared with Hollingscroft House. The garage and additional parking would be to the front of the proposed dwelling. Hollingscroft House would retain their parking to the front of their house and their existing garden is to the west side of the property and at the rear of number 34.

Site location plan (copy attached):

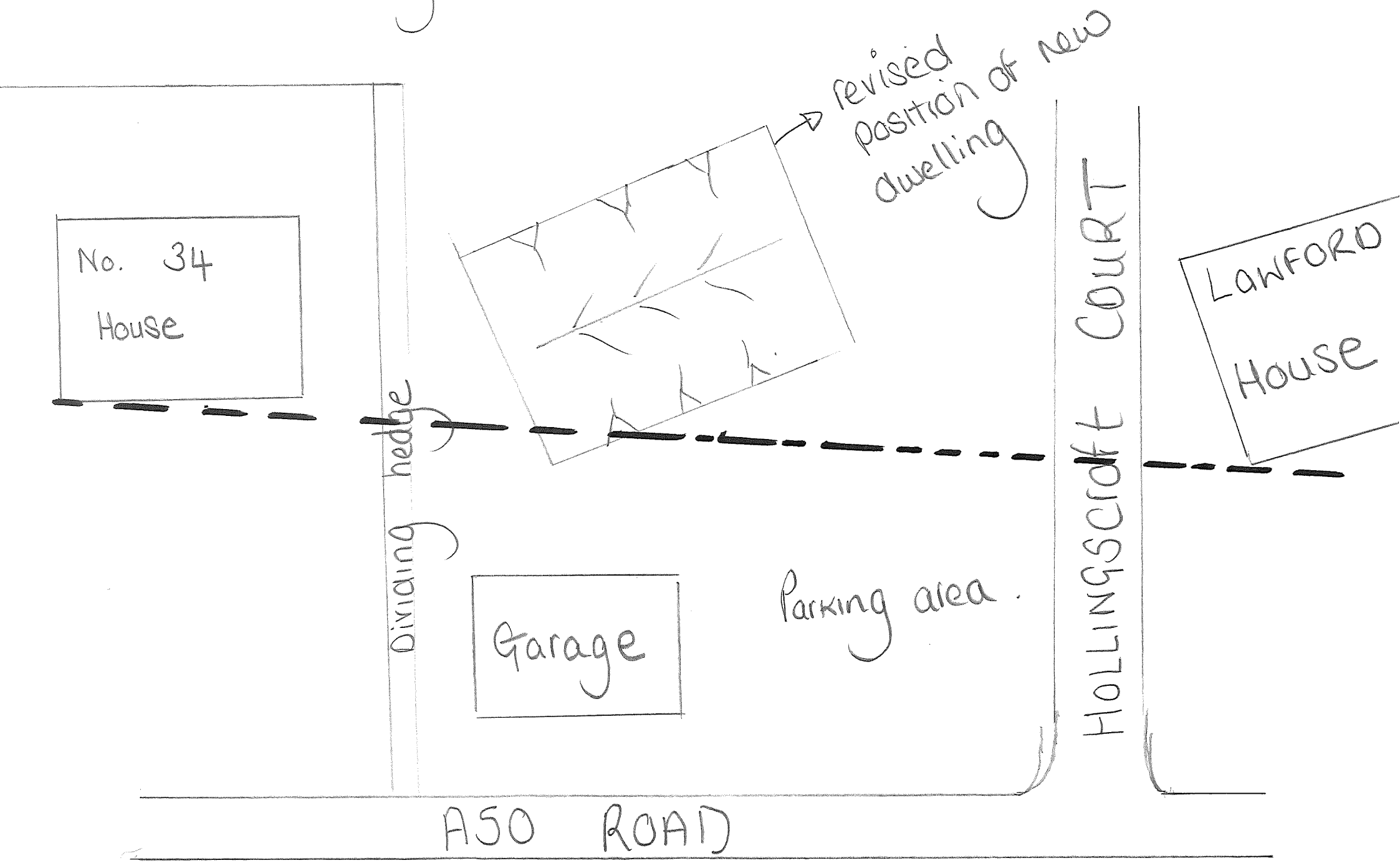
The site plan used by Hewitt & Carr architects appears to be out of date, our house number 34 Uttoxeter Road and Lawford house are not shown on the site plan submitted with the planning application.

The proposed development, by-reason of its size, depth width, height and massing would have an unacceptable adverse impact of the properties immediately adjacent to the site and the surrounding area by-reason of overlooking loss of privacy and visually overbearing impact.

Yours Sincerely

Mr and Mrs Whelehan

Possible New Layout for Consideration



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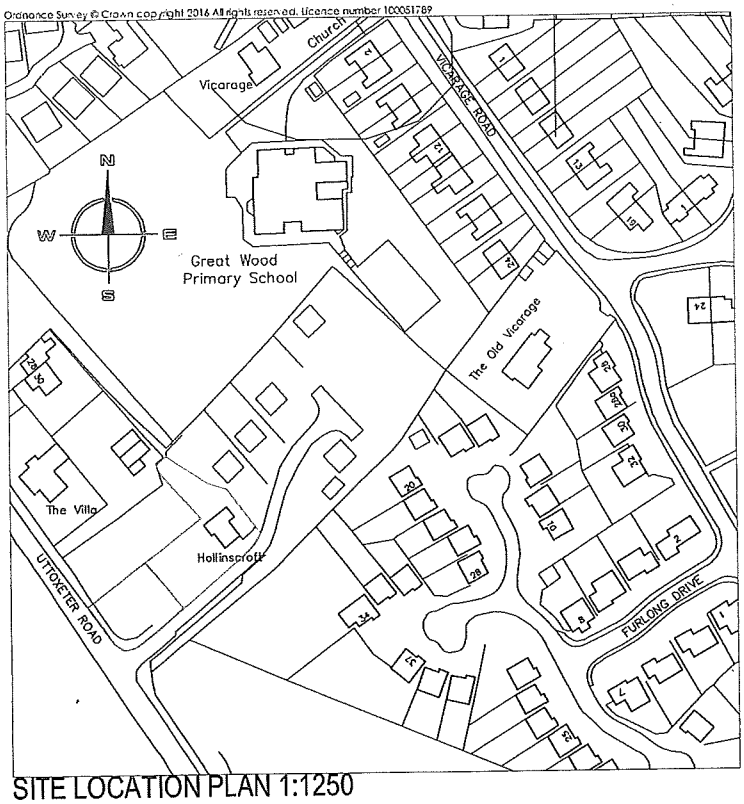
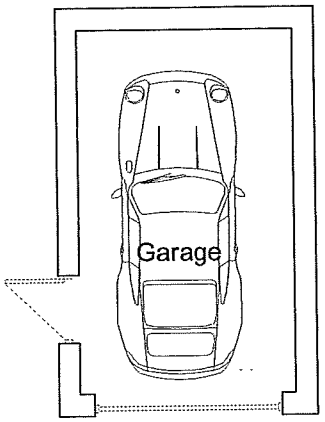


SITE LOCATION PLAN 1:1250



GARAGE FLOOR PLAN 1:50

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Client
Mr & Mrs Harper

Project
New Residential Dwelling, Hollingscroft House, Uttoxeter Road, Tean

Title
Site Location Plan and Proposed Floor Plans & Elevations

Status
Scheme

Date | Drawn

Scale @ A1 as stated | Checked

Project No 00367 | Drawing No AL(0)01 | Rev B