

18 Chestnut Crescent
Blythe Bridge
Staffordshire
ST11 9NH

13 August 2018

Staffordshire Moorlands District Council
Stockwell Street
Leek

Re: Application Number SM/2018/0216

For the Attention of Mr Arne Swithenbank

Dear Sir,

We are writing with regards to the recently revised plans for the proposed detached dormer bungalow in Laburnum Close. Whilst we appreciate the applicants attempts to fulfil the correct planning requirements, we feel that they have solely concentrated their efforts on adapting the proposed property so that it conforms to the guidelines which require a minimum distance of 22metres between the rear elevations containing facing principle windows for dwellings with 3 or more bedrooms. Although the plans now demonstrate the distance now complying with these guidelines, albeit by only 12mm. This clearly suggests overdevelopment and overcrowding of the site, as the building cannot be situated any further forward due to the drive and parking spaces, or any further back due to the 22metre regulation.

The design, position and orientation of the proposed property is such, that it disregards our limited residential amenity space. The revised plans still do not take into consideration our issues concerning the protection of our privacy. The rear elevation and windows of the property, which we stated in our previous letter, are not in keeping with the other bungalows in Laburnum Close. The front elevation contains a dormer window, which is out of character with the street scene. The positioning and number of windows contained in the rear elevation continue to face directly into our garden and property. This would have a detrimental effect on our quality of living. Our rear garden space is limited, only 8.5metres from the building to the rear boundary. As a consequence of this there is no available space that we would be able to avoid being overlooked or observed, especially from the upstairs windows. We therefore consider the design as unacceptable and intrusive, with no attempt to protect our privacy.

Regarding our concerns due to the lack of light. Our property is positioned as such that we are adjacent to the A50 and the substantial tree line which is in place to reduce noise and pollution levels from the nearby traffic. Whilst the trees have a positive effect on these issues, due to their close proximity they somewhat restrict the amount of natural daylight which is available to our property and garden. In our opinion the proposed dwelling will have a further negative impact on this due to its position, scale and proportion, and create the effect of feeling 'hemmed in'.

We would like to raise a concern regarding parking. Although the plans show two parking spaces, the repositioning of the property and the orientation of the parking spaces in our opinion appear impractical for two cars to use. This problem is exacerbated due to Laburnum Close being extremely narrow where the proposed property is to be located. In our opinion this will create future parking issues for the residents of Laburnum Close. This point has already been highlighted by Mr & Mrs Bateman, who currently reside in Laburnum Close and Forsbrook Parish Council who have objected to the construction of the property, one of the reasons being due to highway issues.

Overall we feel the revised plans have failed to resolve our objections. The plans do not take into consideration the location, size and scale of our property. As a consequence, we would to the same degree, directly overlook the proposed development. This not only raises the issues of protecting the residential amenity of both dwellings, but equally of any future residents..

Yours sincerely
Mr & Mrs Harvey