



Gasworks House,
Gasworks Road,
Biddulph,
Staffordshire,
ST8 6FE.

Wednesday 3rd October 2018

Dear Sirs,

Ref: planning application SMD/2018/0482
46 First Floor 46B Station Road Biddulph

I am writing following receipt of a recent email detailing the revised plans that have been submitted as part of the retrospective planning application detailed above.

I have to say that it is a huge relief that the issue of the privacy of our home and garden has been taken on board and that the development now proposes new screening which is both higher and, "...positioned to ensure that view from deck to rear of property is NOT possible." This sceening would be a very welcome addition to the platform from our perspective.

However, the issue of noise cannot be brushed under the carpet as easily as Mr. Lomax attempts to do in his email that accompanied the plans of the screening proposal and I found it a little condescending that he sought to belittle our concerns in such a manner.
With the greatest of repect to Mr. Lomax, he seems to be overlooking the fundamental laws of physics regarding sound waves when he compares the impact of noise from the raised deck to that from existing surrounding gardens.

The properties that Mr. Lomax references, that are part of the estate behind our house and garden, have gardens that are at a lower level than the elevated, first floor platform in his proposal. They are bounded by a wooden garden fence, followed by a path running the entire length of the gardens, a second wooden fence, our lane that surrounds our garden, then our block built and rendered, high garden wall. All of these circumstances serve to deaden and absorb the sound produced by the occupants of the estate gardens and therefore do not cause us undue disruption. The elevated platform has no such series of boundaries to prevent noise reaching our garden and home and, in fact, as I have stated before, the sound created on the platform is actually amplified by the shape of the two buildings that it spans the distance between, angled as they are towards our property, the sound is funnelled towards us. You only have to think about the difference in motor sound between driving on any average road compared to the amplified sound when driving through a tunnel to understand what I mean.

The car vehicle repair garage that Mr. Lomax also references, whilst not an ideal residential companion, does at least keep business hours, so that there is no noise during evenings and Sundays, the times that we are most likely to be disturbed by noise in our home life. The garage is, of course, also on the opposite side of our house from our garden, so noise does not travel so easily to our garden area from there as it does from the platform.
We have already experienced disruption from noise coming from the platform, from sawing and other power tools, from the radio being played and men singing loudly (and badly) along to it. It sounds as though they are actually in our garden with us. Should I be complaining to Environmental health, as Mr. Lomax suggests, every time this occurs?
I did, in fact, recently make a complaint to Mr. Hurst regarding excessive noise from a power tool used on scaffolding against the rear of the chapel building on a Sunday a few weeks ago. I took video and sound

footage to illustrate just how loud and disruptive this was. I have yet to hear any comment regarding this. Should I take this complaint to Environmental health?
Given that the sound from the building and platform is already an actual problem for us, it is a little fatuous (in my view) to simply state that we may take our complaints up with the Environmental Health Department after planning permission has been granted to the development of the platform, rather than dealing with the issue now, before planning is granted, to prevent further noise problems.

I would also take issue with the measurements that Mr. Lomax has stated on his aerial plan of the properties in question. I assume that they are estimated as no-one has requested access to our property to take actual measurements. I am also unsure as to why he states the measurements to the patio area only as though he thinks that this is the only area of our garden that we might use or sit out in. We also have seating in the gazebo in the corner of the garden nearest to the chapel and my daughter and I regularly have picnic lunches on a blanket on the lawn on sunny days. Therefore, any measurments taken into account should be to the boundary of our lawned area, not just the patio. I concede that the lane part of our property is mainly used for storing the caravan, for our log pile and my husband's shed, so might not be considered when looking at proximity, but I must say that my husband does sometimes enjoy sitting in that area to have a coffee when taking a break from cutting logs or pottering in his shed, so perhaps it should not be entirely discounted.
I have, myself taken measurements to check Mr. Lomax's estimate of distance and these are as follows:
Edge of our patio to outside edge of our garden wall = 8m
Width of lane = 6.13m (distance form boundary wall of the chapel and our lawn).
Total distance from the boundary wall of the chapel and our patio area (as this is the measurement Mr. Lomax is keen to determine) = 14.13m.
I, obviously, do not have access to measure from the edge of the platform to the boundary wall of the chapel to complete the comparison, but I doubt very much that it is the 13.87m that would be necessary to make Mr. Lomax's 28m+ estimate a realistic one.

To summarize then, whilst we are very pleased with the screening proposals that would aim to protect our visual privacy, unless some measure of soundproofing is also included in the screening materials to absorb noise from the platform, we are still not entirely happy with the revised retrospective plans for this edifice.

Thank you.

Yours faithfully,

Mrs. L. S. Chapple