From:	Planning Comments (SMDC)
To:	Planning Comments (SMDC)
Subject:	Comment Received from Public Access
Date:	03 March 2020 11:21:43

Application Reference No. : SMD/2020/0102
Site Address: 24 Brookbank Brookfield Avenue Endon Staffordshire ST9 9ED Stoke-On-Trent
Comments by: Mr & Mrs Walker
From:
Stoneybrook
Stoney Lane
Endon
Stoke-on-Trent
Staffs
ST9 9BX
Phone:
Email:
Submission: Objection
Comments: Stoneybrook

Stoney Lane

Endon

ST9 9BX

3rd March 2020

Ref SMD/2020/0102

We strongly object to the proposed extension at 24 Brookfield Ave, Endon

All the properties at the end of Brookfield Avenue & continuing along Stoney Lane enjoy open space around them. This development would be seen as over crowding and would affect the open aspect of the properties.

This planning application if accepted will encroach & obliterate the views we enjoy in our southerly direction towards Stockton Brook & Stanley given the position of Stoneybrook this development would far exceed the building line of Stoneybrook.

We have habitable rooms ie our main lounge & master bedroom facing 24 Brookfield Ave. Our privacy, right of light, views & property value will be seriously affected if this application is allowed. (Photo showing windows on side elevation and view from front windows at 45 degrees) The centre of these front windows is already at 45 degrees to the existing corner of the applicants home. Extending the property beyond this angle will have an

adverse effect of our right of light & our views.

The location plan is not accurate in so far as the garage forms the boundary of the 2 properties and has done so in excess of the 20 years which we have lived here. This side of Stoneybrook is also used as our driveway.

Due to the more elevated position of Stoneybrook the garage wall is actually a retaining wall which is holding back some 3 feet of soil.(photo attached) A new retaining wall would need to be installed to stop a landslip.

The pitch of our single storey detached garage at the end of the garden when we applied for planning permission ref 02/01323/FUL had the pitch lowered by several inches because it was deemed to be intrusive over 24 Brookfield Avenue. Our garage isn¿t anywhere as near as this proposed 2 story extension would be to our house.

Mr & Mrs Walker

photos hand delivered to SMDC

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