18 Lorien Close
Leek ST138NY

Planning /SMDC. ST136HQ

SMDC/2020/0081

Mr. J Jefferey 15 Gordon Close ,

Dear Sirs,

As the owner of the house directly behind and BELOW 15 Gordon Close we feel we must raise some objections to the proposed plans for workshop/garage and room.

Due to the steep slope of the site, the proposed development is already at our bedroom window height, and the site is already 2 feet higher than our small patio on the highest part of the garden . The plans propose a 4ft raising giving a total height of 2+4+ 10.5 ft = 16.5 ft above our patio area, our highest point! Clearly it will dominate the sky line and although not directly staring at our rear windows it would obliquely look at bedrooms and large windowed living room and study.

This represents a marked change on our estate where all garages have flat roofs, and none are built on the 'Boundary Land' that the estate designers wanted to have an 'Open' appearance. I am sure that this will result in many more people wanting to use these areas including us and other near neighbours that could not be fairly refused. It is of course beyond any 'building line'!

We did not object to their house extension even though it overlooked our bedrooms, but this is nearer and will appear higher and more intrusive.

The drawing South West Elevation does NOT show land levels beyond the 15 Gordon Close site as it would reveal the true planned height , but our highest point is below the 'lower grass area ' and falls away very quickly.

You are welcome to come and view the site from our garden at any time subject to arrangement,Maybe moving the building away from the boundary and using a 'pent' roof , and the summer room dropped 2 or 3 steps at the workshop divide would lower the height by 4/5 ft? But it is still on 'Boundary land'

Please feel free to contact us at any time , we do not wish to spoil our neighbours err.. 'Fun' , but if the boot was on the other foot I think they would raise the same or similar issues.

Yours sincerely

Tom and Jenni Mackie