From: Stephanie Tavernor <
Sent: 17 June 2020 15:28
To: Planning (SMDC)
Subject: Application Number SMD/2020/0279

Categories:

To whom it may concern

Re; Application number SMD/2020/0279 at 50 The White House, Draycott Road, Upper Tean.

Having recently viewed the supporting documents for this application, I wish to express my views as a resident of 15 Coplow Avenue which borders the application site.

Having viewed the block plan supplied, it appears that the plan used is an out of date Ornance Survey example and it does not accurately represent the dimensions of my property. We added a rear extension to the property in 2011/2012 which extends the back windows of our property by 3 metres which has an impact on the distances provided by the applicant from my property to the proposed new buildings. It is my belief that the new properties would then be less than 21 metres from the rear of my property if built in the position indicated, thereby contravening regulations regarding minimum distances between windows to the rear of my property and the front of the proposed buildings.

In addition, I am concerned about the width of the access road indicated on the plan. It shows as being 2.4 metres wide, but as the furthermost proposed building on the plan is in excess of 45 metres from the main highway, that service road should surely be able to accommodate a fire engine and be of 3.7 metres width, as required by regulations. It would be impossible for a fire engine to access the proposed building from the Coplow Avenue side of the site due to the arrangement of the existing houses and hedgerows. If the access road was extended to 3.7 metres, this would involve the felling of a tree which is home to numerous wildlife (the tree is indicated on the plan immediately behind my property).

As these two issues appear to be direct contraventions of regulations imposed by yourselves/government, I would ask that you please consider them diligently when reviewing this application.

Yours faithfully

Stephanie Tavernor

Copy sent via email to planning@staffsmoorlands.gov.uk on 17th June 2020 and by 1st class post on the same day to SMDC, Moorlands House.