From:	planningcomments@staffsmoorlands.gov.uk
To:	Planning Comments (SMDC)
Subject:	Comment Received from Public Access
Date:	03 September 2020 20:43:52

Application Reference No. : SMD/2020/0427 Site Address: Haste Hill Cottage Haste Hill Avenue Kingsley Staffordshire ST10 2BB Stoke On Trent Comments by: Brady Gallagher & Danielle Climpson
From:

7
Haste Hill Avenue
Kingsley
Stoke on Trent
Staffordshire
ST10 2BB

Phone:
Email:
Submission: Objection
Comments: RE: SMD/2020/0427

We would like to make formal comment & object to the proposed plans for a new detached dwelling at Haste Hill Cottage, Kingsley.

The main reasons for objecting to the plans are as follows;

1. The new dwelling will overshadow and overlook our property

2. There will be an increase in traffic as a result of the new dwelling

3. The impact on visual amenity

The proposed dwelling will have a significant detrimental impact on ourselves residing at 7 Haste Hill Avenue. There are a number of concerns that we have that have resulted in us opposing the proposed development.

The location of the new dwelling will directly overlook our garden. As a couple with young children and a number of pet animals we spend a significant amount of time using the private leisure space. We have made a number of improvements to our outdoor space in order to maximise its potential and make it useable and suitable for all the family. It has been designed with the locations of neighbours considered and therefore if the proposed plans were approved this would render the outdoor space unusable. The privacy of my family will be greatly compromised by this development. The proposed plans suggest the new build will be extremely imposing with inadequate distance between our fence and the proposed dwelling. They would also have the potential to see directly into what is currently our daughters bedroom as well as the kitchen.

The proposed plan is for a 3-5 bedroom property which could potentially have a number of cars associated with it. The plans suggest 3 cars could potentially be parked at the property at any time, however if the dwelling was to be a 5 bedroom this could be more with no parking provision. This is a small street which already suffers with on street parking as a significant number of properties do not have private driveways. This in addition to potentially 3 vehicles parking at Haste Hill Cottage could significantly increase the traffic along the avenue. In addition if there are any visitors to the property the option to park on the road is extremely limited due to existing residents not having access to private parking. I have regularly for a number of years maintained the

grassed area of the whole street to ensure it is tidy and welcoming to the residents of the street, I think this community spirit that is currently present in the street could be impacted by the disregard the applicant has shown.

3. The impact on the visual amenity will also be hugely detrimental to residents of Haste Hill Avenue. A new build would not be in keeping with the surrounding homes.

We would like to state that the applicant has submitted plans with total disregard as to how it would affect not only ourselves but also our neighbours. To illustrate our points we would strongly welcome the committee to attend an onsite visit to our property and rear garden. There has been no public signage in the street to notify all residents, in addition only a smallnumber of residents have received letters. This is a very small street and this development has the potential to affect all residents, not just those on one side. The manner in which this has been communicated suggests to us that as few people as possible have been made aware of these plans in order to minimise objections.

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