From: planningcomments@staffsmoorlands.gov.uk
Sent: 30 January 2021 18:38
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2020/0589 Site Address: 58 Oak Cottage Rakeway Road Cheadle Staffordshire ST10 1QH Cheadle Comments by: Mr and Mrs Evans
From:
54
Rakeway Road
Cheadle
Stoke-on-Trent

Phone:
Email:
Submission: Objection
Comments: 30 January 2021

Dear Sirs

We wish to object to the above planning application, which we note clearly relates to a proposed triple garage, and not a double garage.

Firstly, the two proposed developments at the front of the property would not be sympathetic, proportionate or commensurate with the layout, pattern and density of the buildings in the immediate surrounding area.

Secondly, the dominant size of the proposed garage elevation is more reminiscent of a commercial property or a house, rather than a garage for cars. The height of the gable apex would be overbearing and therefore would not be in keeping with the line of development. There is no valid reason why a garage would require such a roof, unless of course intended to be converted to a dwelling at a later date. As such, the garage could instead be abutted to the side of the property. Together with the proposed kitchen extension, the added density of these two developments would add an unwanted sense of enclosure to the western boundary of the site. These developments would clearly not be comparable with or be respectful to its site or location.

Finally, allowing this scale of new development to the front of the property would set an undesirable precedent in changing the prevailing linear form of buildings on Rakeway Road. If approved, this would diminish the overall impression of spaced apart buildings, set in between sizeable front and rear gardens.

This application should be rejected for the above reasons.

Yours faithfully

Mr and Mrs Evans

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