From: planningcomments@staffsmoorlands.gov.uk
Sent: 31 January 2021 14:20
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: David Gallimore
From:
56
Rakeway Road
Cheadle
Cheadle, S O T
Staffordshire
ST10 1QH
Phone:
Email:
Submission: Objection
Comments: With reference to the above Application I wish to formally Object on the following grounds:-

1. The property at 58 Rakeway Road was formerly a bungalow and Mr Cartwright, the owner, extended the property to a 4 bedroomed house. In 2005 Planning was approved for Mr Cartwright ¿to further extend his property by adding a rear extension with rooms in the roof space¿. When the property was last for sale in 2019 the Estate Agent described it as having 1039.8 sq feet footprint. The proposed development of the triple garage (which includes an existing garage), and the front extension to the kitchen, will be in excess of 720 sq feet.(figure approx). Not taking into account the considerable increase in the size of the property from when it was previously extended from a bungalow to a house this would result in a further 72% increase to the development of the site (figures approx). I therefore believe that the size and bulk of the proposed development, in comparison to the surrounding properties in the area, would be excessive and we consider the site to be already overdeveloped.

2. Not only would I have serious reservations about the layout and density of the garage extension as regards its proximity to the front boundary and the neighbouring boundary with 56 Rakeway Road, but also the excessive height for what is intended to be a domestic garage. I can only anticipate that Mr Cartwright will apply for a ¿change of use¿ to a domestic dwelling. This large ¿unit¿ would severely affect and damage the local landscape. The extended garage would be directly opposite one of Cheadle¿s most attractive Grade II listed buildings.

3. With reference to the above, as occupiers of an adjoining bungalow we believe that this would be overbearing and compromise the amount of light that our property receives , it would affect our outlook and we also feel that it would be encroaching onto our property. Again, it is the size and bulk of the proposed garage that would be detrimental to our enjoyment of our property.

4. The copy of the Planning Application SMD/2020/0589 that we have received fails to take into account our property a bungalow at 56, Rakeway Road nor the Grade II listed building directly opposite 58 Rakeway Road, thereby not displaying a true and accurate representation of the Application. We also believe that questions 6 and 9 were answered inaccurately by the applicant. As of today¿s date there has been no planning notice advertised at the applicants property.

5. I am objecting to the Application for the kitchen extension at the front of the property on the grounds that I believe that the Planning Committee would be setting a dangerous precedent in allowing any development in front of the established housing line in Rakeway Road. At present there are no similar constructions in Rakeway Road.

We have only been in our property for 18 months and have had a good relationship with our neighbours during this time.

I respectfully request that you give our Objection your consideration.

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