

Objections and comments are as follows:

We consider the proposed extension to be overpowering and intrusive in height, width and length when viewed from the pavement/road and from our property and in relation to all properties in Windermere Way.

The plans do not show the exterior front and side elevation measurements of the existing bungalow. It is therefore not possible to determine if the front and side elevation extension measurements are more or less than 50% of the existing bungalows external elevation measurements.

It is also not clear from the plans as to what is the minimum distance is from the extension to the present side garden low brick retaining wall

We have however estimated the height of the extension apex based on our own property of the same design and construction built at the same time as 2, Bala Grove in 1970.

The apex height from the present paved path in front of the existing front door, we have estimated to be approx. 20ft. When viewed from the pavement/road and our garden which is about 5ft lower than the front door- we believe that the Apex height will then be approximately 25ft high

However, it is very difficult to estimate the Apex height since it is not indicated on the plan.

We therefore object to the apex height and size of the extension both in length and width.
We consider the excessive street facing brickwork to be overpowering and detrimental to the “Windermere Way & Bala Grove street view”

The extension extends beyond the existing build line of all properties in Windermere Way & 1, Bala Grove & 8, Ullswater Drive.

In addition, the extension may not in accordance with the original open plan 1970 design of The Hales Meadow Estate (as it was originally named) since the side elevation fronts Windermere Way and this restriction may well be stated on the deeds of the property.

The kitchen extension frontage (& rear) is planned to be cream rendered. This is out of character compared to the existing well-designed bungalow which has Cotswold Stone/Macclesfield stone front facing bricks.

This is not rendering which is stated on the plans as actual Cotswold Stones/Macclesfield stones were cut by the builders on site and were used to build the property and similar properties covering approximately 60% of their frontages.

In fact, all properties built as part of the Hales Meadow Estate Phase 2 Development have stone frontage brickwork.

The Cotswold/Macclesfield stone and red rustic textured bricks add to the appearance of all these properties and enhance the whole estates character - **we therefore object to cream rendering of the brickwork especially the front street facing brickwork.**

The rear en-suite extension protrudes beyond the rear build line and appears to have a flat roof unlike the proposed brick & tiled side kitchen extension

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The view for vehicles at the exit road junction of Bala Grove with Windermere Way will be obscured by the proposed side extension. This junction is already hazardous due to the hidden dip in Windermere Way and a blind bend at its junction with Ullswater Drive.

Since Windermere Way has now become a "through road" connecting Oakamoor Rd with Froghall Rd there will be a danger to vehicles & pedestrians on the estate due to the increased volume of traffic from the new houses being built on land "off" Ness Grove/Froghall Rd & Oakamoor Rd (Cicely Mills).

Therefore, any reduced visibility should be avoided. On the grounds of reduced visibility we object to the proposed extension.

There is also community service circular bus stop opposite 2, Bala Grove and bus drivers currently experience difficulties driving through the estate especially at road junctions and on bends coupled with the narrowness of the roads & on street parking in certain places.

This makes on street parking for anyone living on Windermere Way almost impossible especially near to Bala Grove junction with Windermere Way & opposite 2 Bala Grove or on the same side as 2 Bala Grove.

With regard to parking for 2, Bala Grove the present plans appear to be unclear regarding car parking on the small tarmacked area in front of the garage (the garage area is not shown on the plans).

This area would be better if two or more cars could be parked side by side (or similar) to avoid any on street car parking which would obviously block us and other Windermere Way residents from driving safely out of their own driveways.

If it is expected that 2 or more cars are likely to be parked in this area then the present curbs need to be lowered to allow easy and safe access

We hope you will consider all the above comments and especially the objections when you make your planning application decision. If you need any further information which may be helpful to you, please contact us - thank you.

Yours sincerely,

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Planning Application No SMD 2021 /0438
Staffs Moorlands Council Public Consultation letter dated 05.07.2021 (received 09.07.2021)
Staffs Moorlands Council Public Consultation letter stated an end date of 27.07.2021