

Shaanwald 19 Old Road

Upper Tean

ST10 4EG

16/072021

COMMENTS REGARDING PLANNING APPLICATION NUMBER SMD/2021/0337

TEAN SURGERY OLD ROAD TEAN.

1/This application is to remove the existing twin roof of the bungalow building and to replace it with a single span roof of much greater size and height which will dominate neighbouring buildings particularly to the front and rear!

The building is in a conservation area which has been established for many years and in my opinion this is a completely UNACCEPTABLE DEVELOPMENT in a conservation area!

2/The building opposite is grade 2 listed Namely Schaanwald and Brooklands.

The ground floor of the building is already lower than the ground floor of the surgery!

In other words the surgery is already higher than the listed building.

Therefore the raised roof line when viewed from the buildings opposite is much higher than the

8 metres indicated on the plans.

The listed buildings opposite will be dominated by this development!

It will also have the effect of reducing the natural daylight particularly in the ground floor areas of Schaanwald opposite and probably the terrace houses to the rear!

3/The Heritage statement makes no reference to the buildings opposite being listed!

The photographs of the existing surgery conveniently fail to show the building opposite and its proximity to the surgery which is very close, please see attached photos for a more realistic perspective.

4/The new roof windows which will face Old road will allow anyone to look directly into the bedrooms of Schaanwald opposite.CLEARLY UNACCEPTABLE.

5/The planning statement regarding parking states that there are 4 patient parking spaces,2 for disabled and 2 normal.This is incorrect there is 1 disabled and 2 normal only.Even now before any increased capacity at the surgery many patients park in Old road which is very narrow, usually on the pavement.With 2 additional consulting rooms which is what the plans indicates there will be more patients and more doctors and an even greater parking problem!

The existing staff car park is full to capacity another potential parking problem!

There is a public car park approx. 400metres further down Old road (not the 100metres indicated on the planning statement and you may think that patients should use this car park,unfortunately human nature being what it is most patients choose to park in the road and on the pavement causing congestion and much inconvenience to residents.This can only get worse!

6/This practice has another surgery at Blythe Bridge using the same basic management which I am told by patients who use the surgery that it is under utilised This practice has a large car park and is not close to any other domestic properties.

Surely this is a viable alternative to gross over development at the Old road surgery!

In summary :-

This development is in an established conservation area, the proposed new roof is too large and far too high and will dominate existing buildings particularly to the front and rear. The aesthetics of the building will be very poor with a far greater mass of black tiles!

In my opinion this planning application should NOT go ahead!

If this application is passed it will drive a coach and horses through the very concept of conservation areas.

M.F.Mothershaw



Images show close proximity to opposite houses.

Window is to provide an insight as to how much this major alteration will impact on residents natural light.

The view of the house was taken from the staff entrance side elevation to Old rd.





These images show narrow rd and difficulties caused by indiscriminate parking, at a time whilst the doctors are conducting minimal face to face services.

Also highlighting potential difficulties for emergencies