From: planningcomments@staffsmoorlands.gov.uk
Sent: 02 February 2022 18:27
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0002 Site Address: 15 Crossfield Avenue Knypersley Staffordshire ST8 7AG Stoke On Trent Comments by: Tim Barber
From:
13
Crossfield Avenue
Knypersley
Stoke-on-Trent

ST8 7AG
Phone:
Email:
Submission: Objection
Comments: Although I don't object in principle to Mr Cavanagh having a garage built to the rear of 15 Crossfield Avenue, I do

object to the current application on the following grounds;

1. There are inaccurate answers on the planning application, namely sections 4,5 and 6.

Section 4, "has the work already started", answered no. A single detached block garage has been demolished, trees removed and a sewer inspection chamber removed without the consent of STWA, this is subject to an ongoing complaint to STWA. This was reported to SMDC building inspector who visited the site and said the pipework reconnections met building regs, he wasn't aware that an inspection chamber had been removed and advised me to take this up with STWA as it's their property. The site of the removed chamber is where the intended garage is to be built.

Section 5, proposed materials. "interlocking pan tiles to match existing house". The existing house roof tiles are smooth pressed grey clay roof tiles, not interlocking red/brown pan tiles.

Section 6 "Trees and Hedges". Applicant has answered no to both questions.

Re the first question, there are trees within falling distance on all 3 boundaries. On the boundary with number 17, south east elevation on the plans, there is a 9 metre run of conifer trees that run all the way along the proposed elevation at an approximate height of 8 metres. This is home to various nesting birds including Tawny Owls. On the same boundary, and just in front of the proposed garage, is an apple tree approximately 3.5m high.

On the rear boundary, north east elevation on the plans, there is now a single evergreen tree which the rear elevation will run right up to.

On the boundary with number 13, north west elevation on the plans, there is a cooking apple tree approximately 3.5m high and a cherry tree approximately 5m in height.

2. Overshadowing

The proposed development will lead to overshadowing of our rear garden due to the proposed footprint and ridge height.

3. Overbearing.

The proposed development will come to approximately 2 metres of our boundary and be of an overbearing, oppressive nature. The plan drawings of the proposed building do not appear to show the true scale and proximity to our border. The ridge height of 5.158m will be higher than the eaves height of the existing house at number 15 and again will be overbearing on our patio area it will border.

We regularly use our garden and patio area for relaxation and entertaining. We have a log cabin and large patio area with an outdoor cooking section at the top of our garden which borders onto the area where the proposed building will be. The outlook from this area will be diminished by the proposed development as we will no longer be looking at trees and the skyline, but an overbearing 6m high roof. This will impact on our continued enjoyment of our garden and our subsequent mental well being.

There are height differences in the land between number 15 and number 13, with number 13 being approximately 400-700mm lower. The site at number 15 also slopes upwards from the house to the rear boundary and diagonally upwards towards the top corner by number 17's boundary. So if the proposed ridge height of 5.158m is from the highest part of the land it's being built on, then its quite possible it will be 6m high at the front elevation, with an eaves height also higher than 2.6m at the front elevation as per the plans. This will increase the overbearing, oppressive effect of the proposed building on us, as the ridge height from our ground level will be nearer to 6.5m

4. Scale of development.

At 52m2 the proposed garage will have a bigger footprint than the main original house and appears to be completely out of scale to other development around it. It will take up a large proportion of the rear garden and is akin to a small commercial garage than a domestic car storage area. It will, in reality, be the size of another dwelling house on the plot.

There is the issue that due to the size of building it could be put to future commercial use as a repair garage.

The outlook from the upstairs rear window of our property will be altered by the proposed ridge height and scale of the proposed building.

5. Character of local development.

The proposed development is completely out of character to other similar development around it. There are numerous detached garages surrounding the proposed building, most are single detached garages with the occasional double garage. All these have footprints of 40m2 or less and maximum ridge heights of 3.5m.

Allowing a 52m2 garage with a 5.158m ridge height sets a precedent for unsightly future development in the locality.

6. Disturbance from use.

Previously the applicant has worked on cars in his old garage on the site, frequently banging with tools and revving cars and emitting exhaust fumes. With a double garage the potential for disturbance and smells is increased.

7. Loss of privacy and design appearance.

The plans show a fence height on the north west elevation and shows the windows at a height that will mean, in theory, the fence can't be overlooked. What the plans fail to take into account is the actual fence line isn't horizontal but steps down from the rear of the property towards the house.

The difference in fence height from the rear, to where the front of the garage will be, is 400mm. This means that the window nearest to the front elevation will need to be at least 400mm lower than on the plans to avoid it overlooking our property.

The short distance from our boundary, and the height of the windows on the plans, means we will be overlooked and lose privacy when we are using our patio area.

There is also the potential for a mezzanine area to be added to the garage in the future, given its proposed height. if this was done, and roof windows installed retrospectively, this would severely impact on our privacy when using our garden.

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