

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 16 February 2022 22:36:21

Application Reference No. : SMD/2021/0850 Site Address: Oakhill Dimble Lane Alton Staffordshire ST10 4BL Stoke-On-Trent Comments by: Tim Robins

From:

Oakhill
Dimble Lane
Alton
Alton
Staffordshire
ST10 4BL

Phone:

Email:

Submission: Neither

Comments: As the applicants, we would like to make a few comments to ensure this application is reviewed in the correct context, particularly in relation to the topographical position of the property in relation to the neighbouring properties.

The house to which the application relates, Oakhill, was built in c.1903 and sat within several acres of land made up of fields and an orchard. Sometime in the mid 1970s, a large plot of this land to the south west was sold and went on to become an estate of approximately 37 houses on what is now Glen drive.

In the late 1980s/early 1990s a further portion of land to the west was sold and two properties built on this land, namely Glen View and Greensance. These land sales and subsequent construction took place before we took ownership of Oakhill in 2006, at which point, all these properties were built and had been occupied for some time.

The land, to the west of Oakhill, was an orchard, and, prior to that, an old quarry site. This orchard sat on a steep hill that ran down to Cheadle Road and Cedar Hill. In order to build the additional two houses on this site, extensive groundworks had to be completed that involved cutting into this hill to provide a suitable area for the two newer houses.

Due to this, and the topography of the valley below Oakhill, the ground level of our property is at the same level of the apex of the two roofs of these properties to the west. As a result, the eight front windows of Oakhill, its garden and patio areas already overlook these properties, and have done for several decades.

Whatever development we undertake would be to take advantage of the existing views of the valley and surrounding countryside, as does the existing timber-framed summerhouse, patio and garden area so any incidental views of neighbouring properties would be no different than they have been since these adjacent properties were built.

The same point applies to the properties on Shirley drive, built in the early 1970s, in that the proposed rear window would provide virtually no different a view than the existing rear windows of Oakhill. This is even before the extensive hedges, trees and general vegetation on both boundaries and the common land in between

are taken into consideration in relation to privacy.

The proposal has been designed in sympathy with and to complement the existing dwelling whilst also identifying it as a newer building. Due to the existing foliage, boundary treatments and retaining walls the scale is somewhat reduced and subservient to the existing dwelling despite the achieved floor area.

We have collated a list of previously approved, similar applications within close proximity of the proposed site. These, we feel set a precedent for this application in that they are of a similar design and application and in many cases larger. They are all within the parish of Alton.

22 Shirley Drive - Approx. 150m from Oakhill

SMD/2020/0291- Large glass gable end ¿balcony¿ window

installation ¿ Approved

The Dimble, Limekiln Lane ¿ Approx. 100m from Oakhill

SMD/2013/1161& SMD/2016/0373 - Large glazed area making up a proportion of the western facing wall and provides for a balcony area with glass barriers surrounding ¿ Approved

Rakesdale House/Loft

SMD/2014/0800 ¿ Triple garage with office space above ¿ Approved

SMD/2016/0103 ¿ Adds external staircase to the above building along with a balcony and seating area ¿ Approved

The Grove ¿ Cedar Hill ¿ Across the valley from Oakhill

SMD/2018/0435 ¿ Various building works to include an oak framed canopy area 3.3m in height and 9m in length and ¿coach house¿ for storage of three vehicles with rooms above and external staircase to access ¿ Approved

The Warren ¿ Battlesteads

SMD/2004/0403 - Two storey rear extension, balcony and external staircase - Approved

Holm Cottage - Red Road

SMD/2011/0214 - First floor rear extension with glazed balcony to bedroom, installation of patio doors and a metal Juliette balcony to side ¿ Approved

We hope this adds further useful information.

Many thanks

Katie and Tim Robins

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