
From: Dave Mullington
Sent: 06 September 2022 16:32
To: Planning (SMDC); Planning Comments (SMDC); Simpkin, Rachael.
Cc: Alan Thomas; Greg Powell
Subject: Persimmon Homes Development in Cheadle - Cheadle Town Council
Attachments: DOC334.pdf

Categories:

Good afternoon,

Please see the attached Planning Response from Cheadle Town Council to **Planning Ref SMD/2021/0456** – Land to the East of Froghall Road, and North of Ayr Road, Cheadle.

I understand that the consultation period for this Application is due to conclude on the **8th September 2022**.

I have attached photographs of the concerns raised by local residents in terms of the overbearing aspect of some properties on this site.

Councillors have instructed me to submit the following comments:-

Regarding SMD/2021/0456.

Cheadle Town Council Object to the proposal for the following reasons.

Cross Section Drawings A to J have been submitted in Aug 2022 for the new development in relation to the existing properties on Froghall Road and Ness Grove.

A number of sections including A and B appear to show the ridge of the existing properties as running left to right inferring that the measured distance runs from an end wall to the new development when in fact it is a rear to rear dimension. I.e The old Property drawing should show the Gable end. Regarding Sections A and B (Including No 116 Ness grove, and noting No 118 is likely similar).

SMDC 'Space about dwellings standards' indicate a minimum distance of 22 Metres between Rear Elevations of 3 or more bedroom properties. Greater if either property has less than 3 bedrooms. Section A-A of ARCH/PS-03 details only 19.54 Metres for Section A-A and 20.88 For Section B-B.

In addition, the ground level of the new properties backing onto Ness Grove and Froghall Road has also been elevated significantly. Drawing ARCH/PS03 shows an elevation of 2.3 Metres on section A-A (116 Ness grove) and 2.35 Metres on section B-B. For elevations, best practice allows an additional 2 Metres for each 1M elevation suggesting an additional 4.6 Metres should be applied to the level ground distance.

We feel there should be a distance of at least 26.6 Metres where there is only 19.54 Metres according to the drawing.

Regarding Section C (Including 100 Froghall Road).

SMDC 'Space about dwellings standards' indicate a minimum distance between a rear elevation and flank or corner wall of 14 Metres. No Section drawing shows the distance between Plot 66 and 100 Froghall Road. Residents have measured the distance as 9 Metres.

In addition the ground level of the new properties backing onto Froghall road has been elevated by 2.4 Metres and therefore an additional allowance should be made of 4.8 Metres.

We feel there should be a distance of over 18.8 Metres where there is only 9 Metres according to residents at 100 Froghall Road.

All other sections should be checked to ensure adequate distances.

Cheadle Town Council.

Kind regards,

Mr Dave Mullington
TOWN CLERK

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