From: Steven Johnston
Sent: 03 October 2022 10:40
To: Planning Comments (SMDC)
Subject: Application SMD/2022/0514
Attachments: SMD 0514 Pic 1.jpg; SMD 0514 Pic 2.jpg

Categories:

Dear SMDC,

I am contacting with reference to the above planning application for a proposed Dormer Bungalow in the garden of 244 Fairwinds, Leek Road, Endon, ST9 9EA.

Having viewed the application online – I am left with a number of outstanding queries/ questions / suggestions in-relation to the proposal:

The proposal is for the demolition of an existing garage and development of an 'extended driveway' running the length of the boundary between 244 and 246 Leek Road.

1. The boundary comprises, in-part, an 'open' '3-bar' fence (see picture 1 attached) … Given this 'change of use' (from garden and terrace to driveway-access road) – can we suggest that the current fence is replaced with 'something' more secure (although given the difference in elevation - c.80-90cm), we would not want this to be any higher than the current construction.

There is a significant change of elevation from the front to the rear of the current site – with the proposed bungalow c.1.2-1.4m below that of the existing properties. The additional construction of a double garage adjacent to the boundary fence at the rear of our property (see picture 2 attached) is a cause for concern on two fronts ….

2. How will the development incorporate this change in elevation - as it is unclear from the online application.
    a. If the 'new driveway', turning area and double garage are to be 'at the level ' of the new bungalow – will measures be put in-place (retaining wall etc) to ensure that there will be no impact to our garden in-terms of 'collapse' or 'shift'?
    b. If the double-garage is to be developed at the current-level of outbuildings on the 244 Leek Road site – can we ensure that the roofline is no higher than the current pergola?

While we do not 'object' in-principle to the construction of the bungalow – as we feel it will have little physical impact on our privacy, or materially affect 'our light' - we would appreciate some clarity regarding both the driveway and 'change of level' for the proposed double garage – and feel that a site visit from the designated planning officer would greatly assist in this.

Kind regards,

Mr & Mrs S Johnston
246 Leek Road, Endon, ST9 9EA
Tel.

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