From:
Sent: 14 October 2022 11:29
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0563 Site Address: 6 Stoney Gate Uttoxeter Road Lower Tean Staffordshire ST10 4PS Stoke-On-Trent Comments by: Matthew Needham-Ingleton
From:
5 Stoney Gate
Uttoxeter Road
Lower Tean
Stoke on Trent
Staffordshire
ST10 4PS
Phone:
Email:
Submission: Objection
Comments: To Whom it may concern,

As the structure(s) are already erected, I can already say how this is affecting us (the immediate neighbouring property) first hand.

The first and main structure is a large wooden hut. The hut is way over the 2.5m building regulation and is built literally only feet away from the boundary fence and meters away from our back door, which also serves as the main entrance into our home due to the layout of the estate.

The second structure of concern is a raised decking area which again is substantially over the building regulation height of 30cm.

How is this affecting us?

In the first instance, the height and positioning of this building has had no thought or consideration for us and has made a massive impact on our visual amenity and obstructs views of the historic fields positioned at the back of our estate.

The design and appearance of the hut has an uncanny resemblance to that of a public house beer garden. The structure is not built in keeping with the surrounding area, as it is a mass- produced structure. It is built unsympathetically into the landscape, which is a conservation area and a site of historical importance.

Since the hut has been built, there have been many parties and annoyingly we have not been able to sit and relax outside in our garden or open our bi-fold doors (which opens up on to the façade of hut) due to the noise of loud music...sometimes playing until late. There is also a large charcoal pizza oven which is positioned not too far from the boundary, which billows smoke. Another reason we cannot open our back door. It really is a nuisance.

This is having a massive impact on our mental health, as we have a right to sit in our back garden and enjoy surrounding view and not to feel like we are interrupting or gate-crashing a party in our own garden.

We moved to this location just over a year ago because we enjoy being outdoor in a semi-rural location but now feel we are unable to use our property for our own enjoyment. This structure certainly has affected the amenity for us to enjoy our property the way we intended.

Not only does it affect us, but also the local wildlife. We have many bats, owls, hedgehogs and buzzards that nest in the immediate areas of Stoney Gate, and I fear the noise and flashing lights from the speakers/disco lights/festoon lighting/cinema screen, will deter them away.

I would now like to bring up the second structure, a raised deck area. This absolutely is an invasion of privacy and looks DIRECTLY into our home and over all the other neighbouring properties gardens. So much so, we feel that we cannot use our dining room the way we intended.

Both positions of these structures have had no consideration for us, the immediate neighbours, and the thoughtlessness to the structures positioning is truly affecting the way that we live.

I would also like to draw your attention to restrictive covenants that are written in the deeds of the estate paying particular interest to section ¿The Third Schedule number 6¿

6. "Not to do or suffer on the Property anything which may be or

become a nuisance or annoyance to the Transferor or to the owner or occupiers of any adjoining or neighbouring premises¿

Yours Sincerely

Matthew Needham ¿ Ingleton

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