
From: planenforcement SMDC
Sent: 20 March 2023 09:02
To: Planning (SMDC)
Subject: Email 1 of 3 Mr Ratcliffe comments for SMD/2021/0456
Attachments: before after fence.png; before drive.png; from kitchen.jpg; poor patch work.jpg; taken from my upstairs window.jpg

Categories:

From: matt
Sent: 19 March 2023 17:29
To: planenforcement SMDC
Subject: Re: Land at Ayr Rd/Froghall Rd - Ref HPC/2021/00188

Please see the following and attached pictures for reference.

Fence:

The new fence that has been erected is 2840mm from my ground level (see pictures). The lower 1200mm is made up of concrete gravel boards to hold back the earth on the other side (are gravel boards strong enough and rated to withstand 1200mm of earth?), this has left it with an appearance of a prison wall!

Drainage:

As there is now a 1200mm height difference in ground levels, this has caused drainage issues with rain water running through the gravel boards and into my garden causing flooding in heavy rains.

Building height:

Due to the height of the new buildings I have lost any privacy in my garden, kitchen and upstairs rooms. All of the houses now look directly down onto my garden and kitchen windows while 2 of the houses have a clear view from their downstairs French doors into my upstairs landing , rear bedroom and bathroom windows.

Driveway:

At the start of the building work, the previous tree at the end of Ayr road / corner of my drive was ripped out with a digger and chain which pulled the roots out from under my driveway, this pulled up the tarmac and also damaged one of my vehicles that was parked under the tree at the time (not once did anybody

approach me to say this would be happening or ask to move the vehicle) , whilst the driveway has since been patched it has been done to a poor standard.

I am concerned that:

1. Not once have I been approached by anyone from Persimmon or the council.
2. None of the surveying team asked to take height measurement from my property before works started or at any point since.
3. Ayr road which is narrow (originally built to serve a small cul-de-sac) has now become the only road into part of the development due to currently having no through route from Froghall Road
4. I am also very concerned about the possible loss of value to my own home caused by these issues.

Yours sincerely, Matthew Ratcliffe
5 Ayr road
Cheadle
ST10 1TF

In addition to my last email : I am also concerned that it would seem that nobody from planning had visited the site prior to construction starting to avoid these issues before they arose .

On 17/03/2023 14:38, planenforcement SMDC wrote:

Dear Mr Ratcliffe,

I refer to your recent complaint regarding the development off Ayr Rd.

As discussed, I have spoken to the Case Officer, Rachael Simpkin and she has asked if you could provide comment which will be included on the Council's website in relation to pending planning application relating to the land levels at the development site. Your comments will be shared with the Development Control Committee to assist them in determining the application and also with Persimmon Homes at a meeting with the Council planned for early April.

I look forward to receiving your comments.

Kind regards

Andy Thomas

Compliance and Monitoring Officer



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