Planning objection to Application number SMD/2023/0356

Application number:	**SMD/2023/0356**
Applicant's name:	**Mr T & Mrs C Burden**
Location:	**2 Mountside Gardens, Leek**
Proposed development:	**Proposed detached garage and conversion of existing integral garage to form dining area.**

Objectors' details:

Mr J Shirley & Ms E Hodgkinson
3 Ashdale Road
Leek
ST13 6QZ

We are residents at the above address and are writing to strongly oppose the development as detailed in application number SMD/2023/0356. As an immediate neighbour to the proposed development we are of the view that the proposed garage will have a serious impact on our property for the following reasons:

1. This development will be overbearing to our home & garden, removing natural light and creating a large, elevated brick structure very close to our boundary.
2. According to Land Registry documentation, we do not believe the applicants own all of the land they are proposing to build upon.

1. Obstruction of light and overbearing nature.

The development is on higher land than ours so the close proximity combined with the height will mean that the building will substantially overshadow our property. The development sits directly south of our home exacerbating the potential loss of light. We believe that these factors will combine to cause an unacceptable loss of light.

Ref. Staffordshire Moorlands District Council Design Guide

https://indd.adobe.com/view/998b04f4-1029-4e5e-a4ad-9daaadd00594

3.1 The setting of any building should be carefully considered. Attention should be paid to its impact on views into, over and out of the site.

Ref. 'Design Principles for Development in the Staffordshire Moorlands.'

https://www.staffsmoorlands.gov.uk/media/492/Design-principles-for-development/pdf/Design_Principles_0.pdf?m=1478520269113

5- Garages and outbuildings

2)The garage should be modest in size and height to reflect its purpose as an ancillary, domestic building.

The images below provide supporting evidence of our concerns.



This image was taken from our kitchen window to the rear of our home. The proposed garage will back onto our property (with a narrow footpath between) and will raise to roughly 5.7m from the level of our decking. This overbearing brick wall will cause a severe loss of natural light and have a negative *impact* for *views into* and *over the site.*



This image further highlights the impact this development will have on our property and its access to natural light. The garage will run from the edge of the large hedge along the footpath boundary and will be approximately 5.7 meters high from the elevation of our decking. The inserted black box is for illustrative purposes only but does show the extent of the proposal and its impact. This is not '*modest in size and height'*.



This image was taken from the upstairs of our property and shows the location of the proposed garage in relation to our home and the raised elevation it will be sited upon.



This image showing the rear of our property was taken from Mountside Gardens and shows the proposed location of the development(red arrow points at our home). The rear of the garage will run along where the low hedge currently sits (yellow arrow). This further highlights the raised elevation and the area that will be blocked by the development.

2. Right to build.

According to Land Registry title numbers SF351435 and SF342544 (printed 8.8.23), we believe the proposed development does not sit entirely on the applicant's land and significantly encroaches onto land not owned by them.

Conclusion

In conclusion we believe the proposed extension by reason of its size (mass and bulk), proximity and elevation would represent an unneighbourly form of development, detrimental to our adjoining property due to its overbearing and intrusive nature.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Sincerely,

James Shirley & Emily Hodgkinson