

Mr & Mrs A & V de Caso
Friars Close
Cheadle
Stoke on Trent
Staffordshire
ST10 1AT

Planning Applications Committee
Moorlands House
Stockwell Street
Leek
ST13 6HQ

7th January 2024

Re: SMD/2023/0609 - Mrs Diane Milward Land off Monkhouse Cheadle

Dear Sir/Madam

I appreciate your letter dated 21/12/23 regarding the planning permission application. After reviewing the plans online, we have some observations and concerns that we believe are crucial for consideration in the application process:

Impact upon light and skyline:

The undisclosed height of the two-storey building raises concerns about its impact upon the skyline and the obstruction of existing light. Contrary to the application, our interpretation suggests that it will be visible from Friars Close. It does feel that consideration of a one storey building (bungalow) could be made subject to height restrictions, this would help in addressing these concerns and at the same time be more sustainable.

Privacy:

Within the design drawings the floor plan does seem to contradict the site plan and clarity is required to ensure that there are no windows that will then overlook the garden and impact upon the privacy of the property of 5 Friars Close. Mrs Milward has confirmed this is not the case.

Environmental Concerns:

Land subsidence – The proposed build is on a significant slope and following on from the recent landslides that impacted properties along Prince Georges St and all residents within the vicinity, should the application be successful and building commence, what will be put in place to ensure this area does not suffer the same fate in years to come. This is likely to be a concern for all residents both within Friars Close and the Monkhouse area.

Efficiency and Sustainability:

There are no specific references to the build and how this may address any of the challenges around energy efficiency and creation in an ever-increasing world where there is a duty from us all to be more diligent in this area. There may not be a requirement at this stage of the process but a point worthy of noting.

Tree Line

The plans show a tree line that will sit as part of the border between the current and proposed new property. Clarity on what and when these would be planted and an indication to the height these would grow to would be helpful. Also, for clarification does this assume that the hedge line that borders the access road on the Monkhouse will remain.

As we are sure you will appreciate the areas we have highlighted are concerns and, in some cases, seek further clarification about this application. We request that these are considered and addressed as part of the planning application process before anything is approved.

It would also be remiss of us not to consider the disruption this is likely to cause not only to ourselves but the other residents, especially within the Monkhouse area. Site access for heavy vehicles along a very narrow area (assuming this is via the Monkhouse) and the overall disruption to the residents would be significant and have a daily impact during a build of this description.

Thank you for your attention to these matters. We trust that these concerns will be addressed diligently as part of the planning application process.

Your Faithfully

Andy & Vicky de Caso