

From:
To: [Planning \(SMDC\)](#)
Cc: [Sue Gibson](#)
Subject: SMD/2023/0632 Permission in Principle
Date: 22 January 2024 08:44:26

Dear Sir or Madam

My husband and I live at Four Winds in Stanley, a house directly adjacent to the proposed development, against which we have very strong objections.

The proposed dwelling would overlook our rear garden, spoiling our enjoyment of the space we have loved for over 20 years for its views and, importantly, privacy. Because the drawings are not finalised, we cannot gauge where the windows/doors would be placed but fear that our front garden, dining room, living room and two bedrooms would be overlooked, leading to a total loss of privacy.

The current Local Housing Plan refers to allowing only “development which enhances community vitality or meets a social or economic need” but I fail to see either criterion being met in this proposal. It goes on to say that developments should “protect the residential amenity of the area” but building on the plot would negatively impact on the village setting for the existing residential dwellings.

During the planning process to refurbish/build our home, we submitted numerous sets of plans to have two gable ends to our home but were refused and told that only one gable could be allowed and that only dormer bedrooms could be built on the remaining side. This was due to the Planning Officer maintaining that two gable ends would make our property too dominant if viewed from Post Lane. This being the case, all that is visible now is our house and a Sycamore tree, but if this development goes ahead, it will only serve to make the amenity look densely developed and detrimentally so if coming up the road from Endon.

Referring to the comments that the land has become “isolated”, we approached Raymond Pierpoint on numerous occasions asking to buy some land to build garages, and I know the residents from the cottages at some point in the past, asked him for land to add gardens to their homes, but he always refused, so any isolation was of his own making.

Stanley village is a Conservation area and should not have every piece of ground developed to build housing of a size that in our view, is not needed and will negatively impact ourselves and our neighbours.

Thank you for giving us the opportunity to raise our objections.

Yours faithfully

Sue and Paul Gibson