

35 Johnstone Ave
Werrington
Stoke on Trent
ST9 0DY

19.3.24

SMD/2024/0099

Mr Robert Lynner

28 Irvine Rd

Werrington

25 MAR 2024

Proposed erection of detached garage

Objections include - light, visual appearance, drainage, ability to repair my boundary fence, curtilage.

The ground level of our rear garden is lower than that of the applicants, therefore the proposed and legal limit of 4m right up against the boundary fence will effectively be even higher from our side, as a result the proposed structure would give a painfully visually dominant and overpowering 'red brick wall' looming across the whole width of our rear garden, blocking out so much light too.

Ground level differences, high water table, clay soil, have caused problems ever since the applicants property was built with rainwater run-off turning the

garden into such a quagmire that we have had to go to the expense of gravelling to make the garden accessible at all. Only since those houses were built.

The current - much smaller - garage roof area is inadequately drained - with much of the run-off channelled into a 3" greenhouse guttering and into a waterbutt! The overflow from the guttering then cascades onto our property. The thought of a hugely bigger garage roof area fills me with apprehension regarding the impact of rainwater flooding onto our property - unless the applicant is made to correct the rainwater system to the storm drain and even put in extra drainage ensuring that this goes away from my property. In this climate of flooding and water not being drained at all efficiently its very important that new buildings are made to do their bit to correct & help this.

I need assurance that the proposed structure would not overhang the boundary in any way, nor restrict/prevent maintenance access to the boundary fence. e.g. being able to lift out the panels vertically to repair/replace

We look to you for your professional knowledge to help us and to see if there are rules / regs that apply to such extensions. Maybe a rule states that there should be a metre gap from our boundary to the building - also we believe that the construction should be 2-5m to the eaves and 4m maximum to the apex. Is this correct, and if so how ~~do~~ we check this as it looks bigger on the plans?

Thanks for taking these objections and views into consideration