

From:

To:

Subject:

Re: Application Number SMD/2024/0256 Applicant John Worrall

Date:

27 June 2024 13:37:04

Dear Sirs,

With reference to the above application I would like to make the following comments. I am a neighbour living at 'Ramona', Majors Barn and my property backs onto the orchard where the development is proposed. The bottom boundary hedge noted on the plans is actually my hedge. The proposed four 4 bedroom houses will have a big impact on my own property (which is a bungalow) and to my privacy;

1. I do support the applicant in wanting to build a property for himself on land of his family home, however, I do have real concerns about and object to the number of properties he wishes to have built on there, their location and the type.

2. The land rises steadily above me and therefore the proposed houses will be set too high meaning they will overlook me, devalue my property and take away all my privacy.

3. The application indicates there is a need on Cheadle for 4 bedroom houses which really is questionable due to the number already on sale and which have remained so for a long while. Indeed the Town Council actually commented recently that the shortage in Cheadle is for bungalows.

4. The 'illustrative' designs of the houses if followed through are really unacceptable as they will have floor to ceiling glass on the upper floor meaning people will look straight down at me and into my rear windows including a bedroom. It isn't too clear on the plans but it seems upper balconies are designed too. My privacy will totally be lost. Whilst I currently have conifers offering potentially some lower floor level privacy near to the boundary these will not live for ever and I (and any future occupants of 'Ramona') then will have no privacy at all.

5. Having daily experience of the danger trying to drive (and walk) out of and into Majors Barn Lane, I am aware how fast cars travel up and down the main road at the proposed cul de sac entrance. Allowing potentially 16 cars belonging to the intended 4 houses plus visitors and delivery drivers coming and going just above a bad bend on the Town End road is really questionable and a worry. Additional traffic will no doubt be experienced too when the proposed Aldi is built at Brookhouses.

6. I do hope the above comments will be taken into consideration and some thought given to existing neighbours who will be considerably affected. I accept valued views cannot ever be guaranteed and that loss is not being questioned but privacy and value of existing properties shouldn't be forgotten.

7. As I stated above I do support some development but I do feel that a more suitable sympathetic planning application could be made. Please, if approving any development do consider all points above as well as the following.

That;

a) Development of single level (not dormer) bungalows instead of large houses would be less intrusive to existing neighbours.

b) Ideally, one, possibly two dwellings only to be approved which could be located centrally on the orchard further away from boundary lines, which would also create less number of vehicles accessing a very busy road or pedestrians crossing it too.

c) Whatever type of dwellings that may be approved and built please ensure restrictions are

made so that no major upper floor glass element on the side overlooking the properties like mine situated at rear of the orchard on Majors Barn will be allowed.

d) Ensure that any houses if actually built are cut into the incline lowering them so that upper floors windows will not stare straight into existing neighbours property.

Yours faithfully,

Brenda Jackson

'Ramona'
Majors Barn,
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Please acknowledge receipt of the above email and comments.