
From:
Sent: 18 July 2024 22:43
To:
Subject: Application Number SMD/2024/0302
Attachments: Flooding - Hazel grove.jpg

3 Hazel Grove Biddulph Moor ST8 7NY

As the owners of number 1 Hazel Grove we wish to object to the planning application for number 3 Hazel Grove. Our objections are as follows :-

1. The new gable end on the left-hand elevation borders directly on to 1 Hazel Grove. This wall will be changed from single story height to double storey height and will take light away from number 1 Hazel Grove.
2. The increase in height and inclusion of vertical gable dramatically changes the outlook from our property, detrimentally affecting the feeling of space and making it feel crowded, which will affect the enjoyment of the property.
3. The inclusion of a window in the new gable end on the left-hand side elevation will result in loss of privacy to 1 Hazel Grove as this window will look directly into the stairway window and into the downstairs of the property (the stairway arrangement in 1 Hazel Grove is of the open tread type).
4. The four new windows in the rear dormer on the back of the property will result in reduced privacy for 1 Hazel Grove and other properties which border 3 Hazel Grove including properties immediately behind 3 Hazel Grove.
5. The new dormer roof on the left hand side when viewed from the front projects over the gable wall which is the boundary, meaning it is in the air-space over the driveway of 1 Hazel Grove .
6. The overall appearance of the new property from the street is not in keeping with other properties in the street thus detrimentally changing the character of the street permanently.
7. Considerable disruption due to building works will result if this development is approved. The construction of the left-hand gable end of the property would require scaffolding to be erected on the driveway of 1 Hazel Grove causing considerable inconvenience as well increased disturbance and noise.
8. The application states that there is no change to parking arrangements. This is incorrect. Currently there is parking for 4-5 vehicles down the side of 3 Hazel Grove. The new plans show potentially 3 vehicles parked on the front although this doesn't look practical as from the plans the car in the middle would need to be removed to allow either of the other two vehicles to be parked/removed. It is our belief that the parking arrangements will be impacted severely, considering the very small amount of space left at the front of the property. The result would mean occupiers/visitors parking in the street. On street parking is currently not practical due to the narrow street and the proximity of driveways being so close to one another. It is our opinion that this would result in safety issues for residents in the street.
9. The change to the front garden, replacing permeable surface with hard standing for car parking, together with the building extensions covering more of the permeable areas with impermeable structure will result in more water runoff, which will exacerbate the current issue of water puddling in the street outside. Please see attached image of the puddling issue. This image has been taken from Google Maps (Street View).
10. The building works also result in the facility for garaging for a vehicle no longer being viable, which is detrimental and out of keeping with the area.
11. There is no mention in the application if a wildlife survey has been undertaken.
12. The changes proposed will turn a modest single storey 2-bedroom bungalow into a large 7-bedroom two storey bungalow which in our opinion is 'overdevelopment' of the property. It is our opinion that this type of property is not needed in this location. The small room sizes suggest that the final use of this property may not be for a family but possibly a house in multiple occupation.