

From:

To:

Subject: Planning application number: SMD/2024/0293. Sophie Bullock. 131, Uttoxeter Road, Draycott in the Moors.

Date: 19 July 2024 15:11:48

Dear Sir/Madam,

We wish to respond to the above planning application. We live at number 139, Uttoxeter Road, Draycott in the Moors, Stoke on Trent, ST11 9AB and are the attached house to number 141.

We wish to object to the planning application on the grounds that the dormer bedroom at number 141 is attached to our dormer bedroom and any alteration to the exterior of the dormers would look very odd and not be in keeping with the look of these traditional 1930 semi detached houses.

We are also concerned about the proposed work from a noise and disturbance point of view. The occupants of number 141 have now lived there for 2 years and have embarked on several renovation projects at the house which are to date unfinished. The occupants have previously applied for planning permission for a rear extension and conditions were placed on this consent related to no building work being done outside of the set hours Monday to Friday, after 1 pm on Saturday and none at all on a Sunday or on bank holidays. Despite this we have had building work being done outside of the weekday hours, on Saturday afternoons, on Sundays and bank holidays, creating noise in our property which is audible at the wall boundary. On one occasion a stone breaker was used all weekend on the front drive-all day each day-to break up rocks, concrete and stone. The noise from this was unacceptable with no apology given to us at all. It also created a huge amount of dust which settled on our 4 cars and property. The cars had to be cleaned twice at a total cost of £60, again with no apology for the mess caused. Recently a whacker plate was used after 7 pm to flatten stone on the drive, creating noise and vibration in the evening.

Part of the dividing wall on the drive between us and number 141 also collapsed over 18 months ago and was then knocked down by the occupant and the drive left open and not secure for this length of time. The occupant has now started to put a new fence up but this is not finished. Still leaving security issues.

Whilst, as with their previous planning application, we fully understand the need for the property to be renovated, we feel we have been very tolerant of the noise and disruption up to now and have not made a formal complaint. However, we feel we should not have to put up with building noise outside of the stipulated hours and are again worried that building work related to this application will follow the same pattern.

We have lived in the house and the village for 23 years and get on well with all the neighbours in the village and do not want to be difficult at all. We want to get on well with our neighbours at 141 and have caused them no hassle or disturbance at all since they moved in.. We have never complained about anything or anyone before, but we should have some respect for our privacy and need for peace and quiet from building work done outside of stipulated hours.

If this planning permission is granted, then we would seek absolute assurances that conditions will be placed on the building work as follows:

-No building work to be done outside of the SMDC stipulated hours and days.

-That there will be no encroachment, ingress disruption or damage to any part of our property at all.

Apologies for the long email, but we feel that this is important. Potentially the ongoing work to number 141 is also devaluing our property, which is a shame as the properties are both characterful and lovely 1930's semis.

Thanks for listening.

Rob and Michelle Johnstone.

Sent from my iPhone