



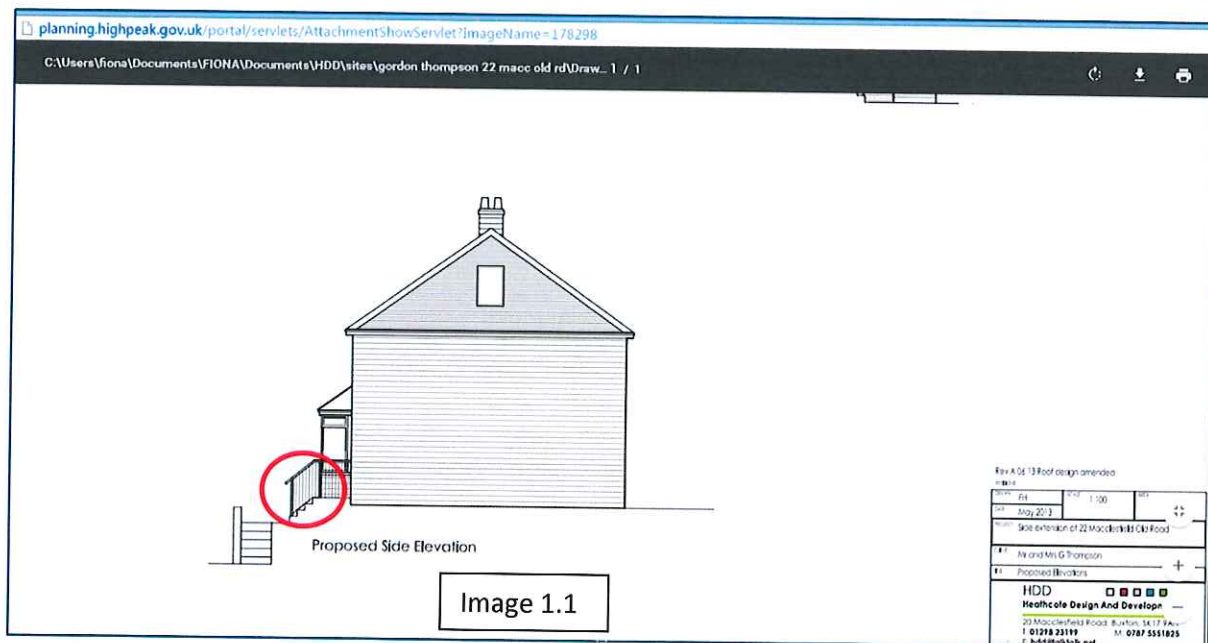
Dear Sir / Madam,

I am writing in response to the planning application number HPK/2016/0116.

As neighbours, we received the consultation on planning for the proposed retention of raised patio, and other material amendments, dated 20/04/2016.

I would like to raise an objection to the proposal, on the basis that the height of the raised patio at number 22 Macclesfield Old Road allows clear visibility into lounge and kitchen of number 20 Macclesfield Old Road. My family and I are currently tenants at this property, and have suffered from a loss of privacy since the patio was raised during 2015.

The original proposal by Mr & Mrs Thompson made no reference to a raised patio area, which would have any impact on number 20 Macclesfield Old Road, with the proposed elevation showing at the original level of the patio. 4 steps down from the rear door of the property. (See image 1.1)



With an average step height of between 150 – 190mm, the equivalent of 4 steps would be ~680mm. It is my belief that the new patio is therefore approximately 680mm higher than the original structure.

We have previously had no issue with Mr & Mrs Thompson's use of the previous raised patio structure, due to the fact it hadn't impacted on our privacy and quality of living. However, since the new structure has been completed & in use, at times we have felt uncomfortable in our home, due to the loss of privacy in our lounge and kitchen, the areas of the house we use the most.

Mr Thompson states in his supporting evidence that the *"Metal railing at a height of 1100mm as specified by HPBC was constructed around the area.*

*The railing was stepped backwards on the side with the adjoining neighbor to ensure that no further sight has been gained into their premises ..."*

The laying of new sandstone pavers (Replacing concrete) was not fixed in place until late August (2015) with completion early September 2015.

Metal railing at a height of 1100mm as specified by HPBC was constructed around the area.

The railing was stepped backwards on the side with the adjoining neighbor to ensure that no further sight has been gained into their premises in comparison to the prior construction that allowed vision from the right most edge of the entire build.

The patio in question retains its original physical area, however usable area has been reduced through the introduction of the railings.

The patio neither extends further or taller than comparator neighboring properties such as number 18.

Number 24 Macclesfield OLD Road was awarded planning permission by HPBC in 2015 to extend this property backwards which again will require a patio to extend around the building of a similar dimension into the garden to allow access to the rear doors and provide a level footing around the side of the premise.



Fig 1.3. Railing stepped back from neighbor's side

The current position of the railing may have been positioned to ensure no additional sight into the premises of 20 Macclesfield Old Road, but it is clear that current position of the railings, along with the additional height of the new patio does allow a clear view into the property, impacting on the privacy of my family at number 20 Macclesfield Old Road.

Please see supporting photos.



Image 1.2



Image 1.3

Image 1.2 & 1.3 are taken from inside the kitchen of Number 20 Macclesfield Old Road.



Image 1.4



Image 1.5

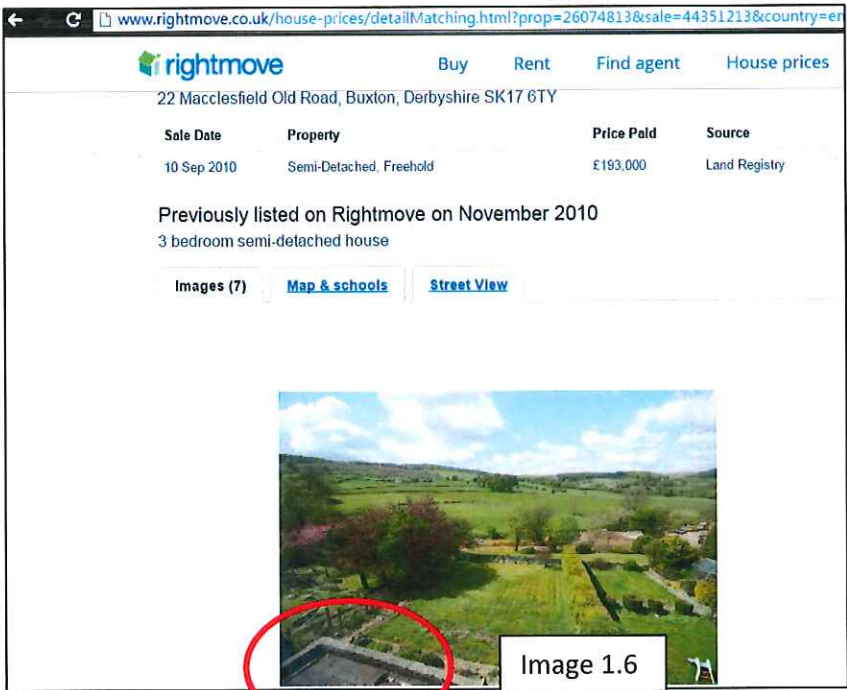
Image 1.4 is taken from a standing position in the lounge of 20 Macclesfield Old Road.

Image 1.5 is taken from a seated position, again in the lounge.

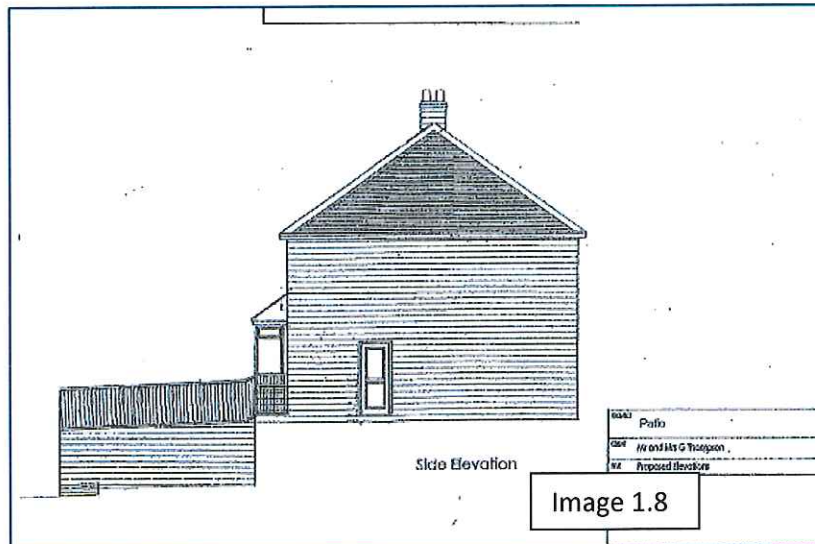
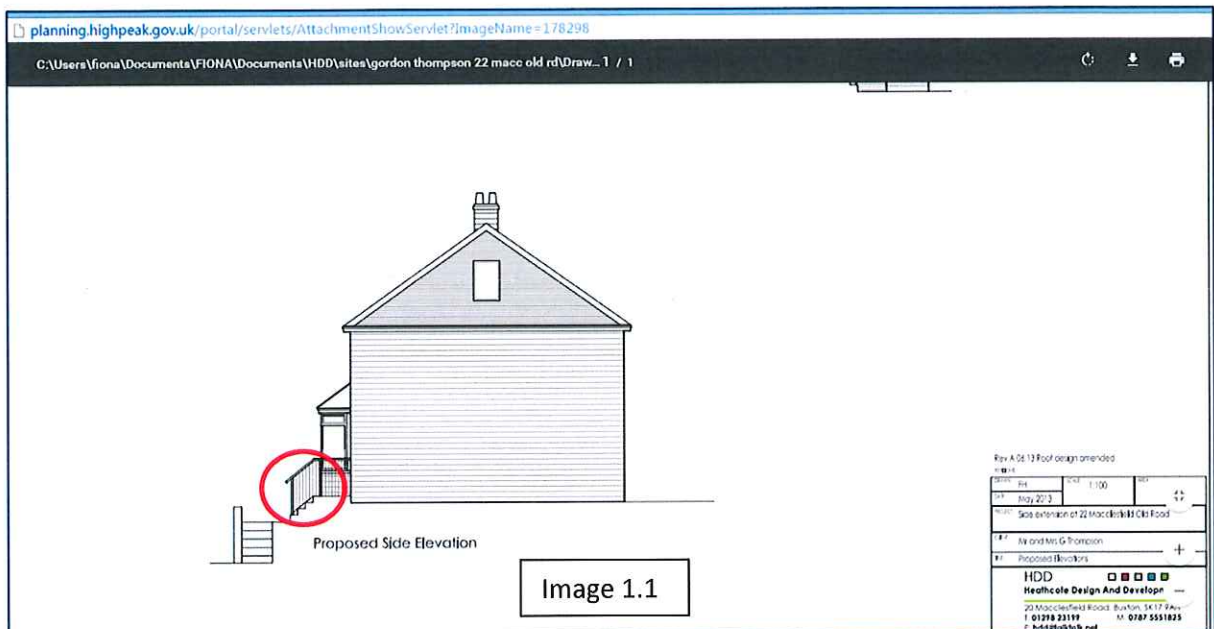
Images 1.4 & 1.5 clearly show the fixed railings in their current position. At 1100mm in height. Anyone using the patio area who is taller than 1100mm are able to clearly see into the lounge and kitchen of 20 Macclesfield Old Road.

It is also my concern that if this proposal was approved, the position of the railings could be extended outwards at any point in the future, thus meaning further sight would be gained into the property, further affecting the privacy of my family, or potentially future residents at the address.

Images 1.6 & 1.7 show a screenshot of 22 Macclesfield Old Road, as it was listed during the latest sale process in 2010. They clearly show the original patio, spilt in height. The lower section at ground level, and the smaller upper level at a similar height to the existing fence posts of Number 24 Macclesfield Old Road.



On Mr Thompson's original planning proposal & drawings (image 1.1), the patio remains in its original position and height. There is no reference to a larger & taller patio area; a reason my wife and I felt no need to object to the proposal at the time.

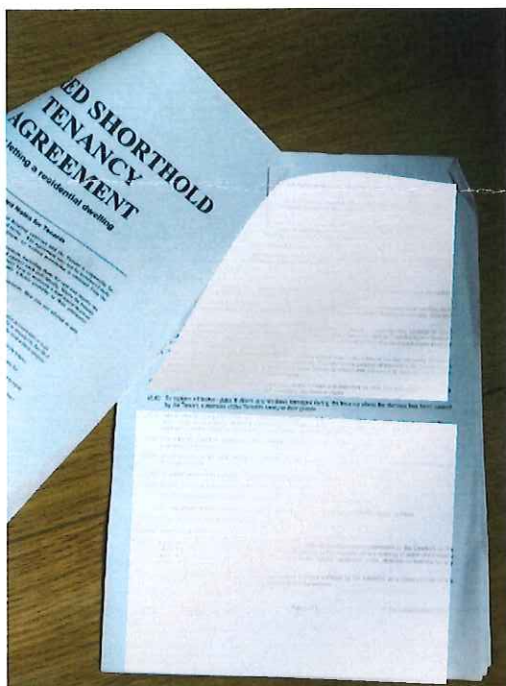


If the patio had remained at its original level as documented in the original plans then Mr & Mrs Thompson would still have had use of a raised patio area, that would not have had the negative impact on our privacy that the current structure does.

As tenants, we are naturally concerned about the property, and take pride in the maintenance and upkeep of our family home.

For a number of months during 2015 & 2016 we had let the hedge grow, from the original height of approximately 2200mm, to try and maintain our privacy. However, upon referring to our tenancy agreement, we have cut the hedge to its original height, as we have done each year. This is to ensure that as tenants, we are not in breach of the tenancy agreement in place between ourselves and the landlord.

Please see a section of the agreement below:



(5.5) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat, tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

I have viewed Mr Thompsons supporting evidence, to show other properties with raised patio areas. Where I can see some similarities, there is no evidence to detail the height of these, or the impact on surrounding properties; and in my opinion there is also speculation on the use of other proposals, including number 24 Macclesfield Old Road. Not all images are taken from the same angle & height, giving a false perspective of some of the examples used.

As neighbours, we have not had an issue with a raised outdoor living space Mr & Mrs Thompson wish to use. However, on this occasion I must object to the proposal in question, due to the increased height compared to the original patio area and the impact this has on the loss of privacy at this time, for our family, and potentially any future residents.

Yours faithfully,

Ashley Howe

20 Macclesfield Old Road.