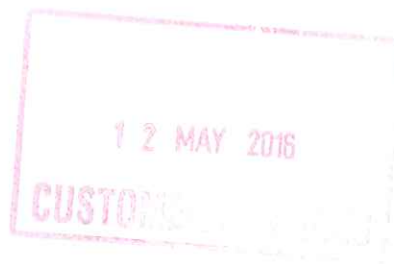


Planning Applications Committee
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek ST13 6HQ



12 May 2016

Planning Application No.: SMD/2016/0216

Applicant's Name: Mr Garry Tatler

Location: 12 Gaunt Street, Leek

Proposed Development: Certificate of lawfulness for proposed single storey rear extension of loft conversion with dormer

Dear Sirs

I am writing to register my objection to the above Planning Application for the development of Number 12 Gaunt Street in Leek.

My name is Philip Porter and I am the owner of Number 14 Gaunt Street in Leek, directly next door to the afore-mentioned property which is the subject of SMDC Planning Application No.: SMD/2016/0216, as submitted by Mr Garry Tatler.

I shall be grateful if you will give due consideration to each of the points that I have outlined here in forming and making your decision. I know you are primarily concerned with matters relating to planning guidelines and regulations, but I believe there is also a moral element to this situation, insofar as this would set a precedent - there have been no other extensions of this height or elevation that has used a boundary wall as an integral part of its construction - this creates a terrible situation for the 14 Gaunt Street property - and would do likewise for anyone else who was confronted with a similarly undesirable development proposal.

My objections are, as follows -

1. the proposed ground-floor extension would, therefore, severely restrict the amount of daylight to the ground floor rear window of my property because of the sheer proximity of the proposed structure to that; this would also -
 - turn the back yard of my property into a virtual tunnel, from enjoying a view to neighbouring properties and back-yards into a dark and claustrophobic passage with a view from the back door reduced solely to this blank wall;
 - have an overpowering and oppressive impact on the rear of the property (both exterior & interior) through the diminution of natural daylight available - making the back yard basically unusable and rendering living conditions uncomfortable;
 - radically reduce the amount of daylight into the kitchen on my property, making the room dull and thereby necessitating far greater use of artificial light;
 - similarly restrict the amount of natural daylight into the bathroom area;
 - similarly render the hallway into a dark passageway, requiring artificial light;
2. the dormer window on the roof of 12 Gaunt St would give a direct view over the back yard of my property, destroying whatever privacy may have previously been available to me or my tenants;

3. the proposed development would be out of character with surrounding properties and others in the vicinity, would set a precedent for similar such intrusive development, and would look over nearby properties (a potential invasion of privacy);
 - to date, there have been no similar developments in Gaunt Street or nearby Byron Street that have created unrestricted views of neighbouring back yards;
4. the proposed development would require the demolition of the existing party wall that straddles the boundary and, presumably, extensive access to the rear of my property in order to erect the proposed structure -
 - Mr Tatler does NOT have my consent to demolish my side of the existing boundary wall; AND
 - Mr Tatler does NOT have my consent to erect any structure at 12 Gaunt Street that impinges on or requires access to my property at Number 14 Gaunt Street.

As well as the above-stated concerns, there is also the matter of the aesthetics within the local neighbourhood, insofar as the proposed dormer window in the roof would be a precedent since there are no similar windows in any properties in either Gaunt Street or adjacent Byron Street. I also feel that the proposed development would be detrimental to the character and the whole ambience of both Gaunt Street and Byron Street.

As well as the above, there remains the concern over the impact of the proposed structure, in terms of -

- intrusion upon the privacy and well-being of the occupants of my property during the development, if it were to proceed; this especially the case for my current tenant, who has lived at 14 Gaunt Street for some three years, and who works a shift pattern that requires him to sleep during daylight hours;
- diminution of the 'quality of life' of occupants of my property, in terms of the oppressive impact of the completed structure upon the amount of natural daylight into 14 Gaunt Street itself, and greatly reducing the utility and privacy of its backyard; and
- consequential devaluation of the 14 Gaunt Street property in terms of both rental value and its market resale value in the event of its disposal.

I feel the proposed plan is still too close to the kitchen window of 14 Gaunt Street.

Civil proceedings are now being instituted to contest the proposed development of the property at 12 Gaunt Street.

I have received a valuation opinion - this development would diminish the value of 14 Gaunt Street by a minimum of £30,000. So, I can only hope that you will respect these views, along with those of many others in the area and their concerns.

Sincerely

Philip Porter
Parklands, Park Road, Leek, Staffordshire ST13 8JS



188cm / 74in.

Prospective Wall - photo impression (AM)



SAM_3028 view from back gate **AFTER** addition