14/09/2016

Mr P & Mrs L Jones
43 Ostlers Lane
Cheddleton, Staffordshire
ST137HS

Application Number	**SMD/2016/0488**
Location	**43 Ostlers Lane, Cheddleton**
Planning Committee Meeting	**15/09/2016**

Dear Councillors

We consider ourselves to be very lucky to live in Cheddleton, part of such a wonderful community and in a beautiful setting. As we plan to remain here for a very long time, we would like the opportunity to grow as a family in 43 Ostlers Lane.

Our son has just started Year 1 at St Edwards First School, which is a short walk from our house and our daughter is due to start in nursery there next year. Therefore we hoped a relatively small increase of living space would grant us the ability to stay in our home for many years to come.

As the Councillors would have seen during their site visit, the properties along Ostlers Lane vary in age, type and architectural design and many of the neighbouring properties have already been extended or are in the process of being extended. Our proposed extension has been designed to be sympathetic to our existing property and to the rest of the street in accordance with Core Strategy Number DC1.

We undertook a pre-planning application with your officers, which was met with a positive outcome with a recommendation of approval.

We understand our neighbours concerns and have designed the extension to minimise the impact upon them. As the pre-planning application was recommended for approval we decided to go ahead with the full planning application on that basis.

As set out in your Officer's report the side windows on our neighbour's house are not habitable rooms. The only proposed side window in our extension would be a high level window. Furthermore our extension has been designed not to project beyond the existing front and rear building lines and complies with the 45 degree daylighting rule.

Therefore the extension would not harm the amenity, daylight or privacy of our neighbours over and above the existing situation. Due to the topography of the area this is typical of the

relationship between neighbouring properties elsewhere along Ostlers Lane and many parts of Cheddleton as a whole.

As set out in your Officer's report the proposed development complies with your adopted policies and guidance, in particular Core Strategy Number DC1. We therefore hope that you agree with the Officer's recommendation and approve our application.

Thank you for your time and to listening to our comments.

Yours sincerely,

Paul & Laura Jones