Received
24 NOV 2016

Planning Department
S.M.D.C
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Sir

Re: Application No: SMD/2016/0700
Proposed Front Extension to 57A Leek Road, Cheadle, S-O-T,Staffordshire ST10 1JJ
Applicant Mr P Holdcroft

We refer to your letter dated 8th November 2016 concerning an application that has been made to extend the front of the property. We would confirm that we have viewed the application and plans online and would wish to make the following comments.

History:

We have lived in the adjacent property to the West side of the subject property since 1989. The subject property was originally built we would suggest in the late 1970s and comprised a four bedroomed dwelling with Two Reception Rooms, a Kitchen, Rear Hall/Utility Area and a part integral double garage single storey projection at the front.

The previous owners of the subject property removed the wall separating the dining room from the kitchen to form a better, more modern dining kitchen and also constructed a large UPVc rear conservatory. In 2003 an application was made to form a further ensuite bedroom over the existing garage. This created a five bedroomed property with two ensuite shower rooms plus family bathroom as indicated in the existing layout in the plans supplied. We did not object to any of these alterations and extension.

Proposals:

The current proposals include a substantial extension to extend the front elevation out in line with the existing garage, a distance of approximately four metres. This will provide an additional play room on the ground floor and two additional bedrooms. One of the existing bedrooms will be lost due to the formation of a "Jack and Jill" ensuite shower room.

The property will then afford six bedrooms, family bathroom and three ensuite shower rooms. In addition to provide some light to the existing lounge it is proposed to insert two windows in the existing gable wall. The proposed frontage will have three individual gable walls projecting above the eaves level. The central section is slightly set back and will lead to the creation of two valley gutters and a small mono pitch roof over the front door.

As can be seen from the above the property has already undergone some substantial alterations and we regret to advise that we feel that the proposed further alterations are a step too far for the reasons stated below.

Design:

1. The proposed new front elevation projects well beyond the existing main frontage and the frontages of the existing dwellings and will create an overbearing and dominant property within the existing mainly 1930s dwellings that exist in the locality.

2. The proposed slab frontage with three gable walls is totally out of character with the existing properties and again will substantially alter the street view on this main feeder road into the town.

3. Our property has five glazed windows on the East elevation, two of which have no real amenity view and receive little early sunlight due to the existing gable wall. The proposed extension will extend this issue to all the existing windows to the side of our property resulting in no aspect other than a brick wall and no morning light.

Privacy:

1. In order to provide some light to the existing lounge which will have no front windows it is proposed to provide two new windows in the existing gable wall. Both of these windows are located directly opposite existing windows in our property. Whilst we understand these windows will have opaque glazing they will be a mere 5 metres away and will impact on our privacy and amenity.

Summary:

Consequently in view of the above we would wish to object to the proposed further extension and would request the Local Authority to refuse the application on the grounds of "poor design", "over development" and adverse impact on the existing properties in the locality.

Yours sincerely

Mrs A and Mr P A Cope BSc MRICS FNAEA
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