Burnett, James

From: Planning (SMDC)
Subject: FW: Comment Received from Public Access

-----Original Message-----
From: planning@staffmoorlands.gov.uk [mailto:planning@staffmoorlands.gov.uk]
Sent: Monday, January 09, 2017 3:32 PM
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0800
Site Address: 1 Renfield Nathan Close Caverswall Staffordshire ST11 9EP Stoke On Trent
Comments by: Justin Edwards
From: Nichola Edwards
2, Nathan close
Nathan close
Nathan close
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Submission: Objection
Comments: We would like to register our objections in relation to the above-proposed dwelling extension at No 1, Nathan Close, Caverswall.

The objections are based primarily on the following factors:-

PRIVACY.

The proposed extension, because of its siting, would result in an unacceptable loss of privacy and this would have an adverse impact on us in the neighbouring property, No 2.

The siting of the patio doors would give a clear view of the rear door to No 2, Nathan Close, from a distance of around 12 ¿ 15 feet, together with a view of the left hand side of the rear garden. When you factor in that the existing kitchen window of No 1 is also directly across from the rear door of No 2, from a similar distance, the loss of privacy would be substantial.

In view of the above, albeit unintentionally, we are highly likely to be observed by neighbours, and also by any of their subsequent visitors; on the majority of occasions that we open our rear door and enter our garden, this would feel extremely uncomfortable, however reasonable our relationship with our neighbour. (We have paid a premium to purchase a private property in a private, unadopted road, as we are private people who want to enjoy a private life ¿ for example, this allows us to feel comfortable going out to our bins in our nightwear, or letting out the dog at the back door in a dressing gown ¿ and feeling ¿at home¿).

The siting of the proposed extension would also create the feeling of being enclosed and ¿hemmed in¿, when exiting from the rear door. It would feel like we are entering a courtyard, blocked in on three sides, two of which would have neighbours windows with a direct view looking right at you.

We believe that the proposed extension would be intrusive and severely impact upon the peaceful enjoyment of our own home and garden, as there would be a direct and uninterrupted view from the neighbour¿s main room to our rear door and also the most private area of our garden.

LOSS OF LIGHT.

The rear garden of our property does not benefit from direct sunshine after 2-3pm in the summer months due to the shadows cast by both our own and our neighbours properties.

The only sunlight to be enjoyed emanates from the gap between the two dwellings and this only covers the pathway down the left hand side of our garden, bordering the applicant. Our pathway and patio has been built and sited in its current position in order to catch the afternoon and evening sun in the only place that it falls.

The proposed extension, because of its size and height, would greatly reduce, if not remove altogether, the hours of sunlight that our property is exposed to during the afternoon / evening periods, particularly during the summer months. It is accepted that this application is for a single storey extension however, the pitched roof aspect and the close proximity of the extension would be visually overbearing and would cast shadows that would completely block out the sunlight reaching our rear garden / side pathway /small patio.

When taking into account that the only time we have to enjoy the sunlight hours is in the late afternoon / evening due to work commitments, this extension would deny us that chance.

In addition to the two main factors, we also believe that due to the size and siting, the proposed extension represents an un-neighbourly form of development that would have an adverse impact on the visual amenity of neighbouring properties particularly due to the overbearing effect. As you will be aware, Nathan Close is a unique development of individually designed properties initially sold as separate plots of land. Each property is clearly detached and individual. The close proximity of the lounge boundary of the proposed extension means that numbers 1 and 2 Nathan Close will be very close together. As we at No 2 do not have much space at the other side (between 2 and 3) this would make No 2 look less detached, and the three properties will look more joined, when viewed from the road.

Finally I appeal to you, please do not underestimate the negative impact that the approval of this extension would have on our daily lives due to its size and, more importantly, it¿s siting. There would have been no objections to this application had the request been to extend the front, rear, or the other side of the property where no other properties are nearly as close as No 2 is.

A member of the planning team is most welcome to visit our property; indeed, we would welcome it, as we do not feel that the drawings, plan and description adequately express or convey the impact that this extension would have on us at No 2 in reality.

Thank you for your consideration.