To: Planning (SMDC)
Subject: Planning App no: SMD/2017/0029
Date: 13 February 2017 23:46:18

Dear Planning Support,

Many thanks for the letter regarding the above planning application.

Myself, Paul Duncan and my Father, who resides at 5 Under the hill, Biddulph Moor, have inspected the planning proposal from Mr Critchlow and are happy with the revised application that has been made. However, the installation of an upstairs window on the side elevation of the property gives us all great concern as to our privacy.

I have researched, via the internet what our rights are, as our garden and field are shared by us all. We use our garden/ field for recreation, enjoyment and sitting out in, in various locations and will feel the impact greatly from a second floor side elevation window. If this window installation were to go ahead, we will only have a small portion of field in which we feel that we could be truly private in, as the new window would have a huge degree of perspective view. In fact the window will be able to view straight through our garden/ field all the way up to Over the hill.

Therefore I do not think that this window is, "*suitably placed to prevent any direct overlooking of habitable rooms and areas from neighbouring dwellings*."

May I also draw your attention to:

PPS 7 (Addendum): Residential Extensions and Alterations. Annex A: Residential Amenity: Privacy

--[if !supportLists]-->• <!--[endif]-->*A28 Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations and conservatories all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows. The use of obscure glass, velux windows and high-level windows in appropriate circumstances can often minimise this potential, for example, the use of obscure glass for bathroom and landing windows. However, this is not considered an acceptable solution for windows serving main rooms such as bedrooms, living rooms, dining rooms or kitchens.*

A30 Overlooking of gardens may be unacceptable where it would result in an intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours' house. As a general rule of thumb this area is the first 3-4 metres of a rear garden, closest to the residential property.

The section I have highlighted in red is to bring to your attention that I recognise that the new window installation will be for a bedroom. I would like to make a suggestion to the planning proposal; instead of the side elevation window installation and taking into consideration the style of roof on the property, it would be far better to install a Velux roof window, a Velux Sun Tunnel or even a high level window.

One of these options would be very agreeable to all of us but unfortunately the installation of a full window is definitely not agreeable.

The building was once a Chapel (Hill Top), built by my Great, Great Grandfather and obviously there was a long window on the side elevation of the building but it was removed when alterations to convert the Chapel into three cottages took place. My Great Grandfather converted the Chapel and removed the side elevation window for the same reasons why we are objecting to the re-installment of a window: privacy.

I hope you consider our objection to the side elevation window, as it is our only objection to the revised application.

With Best Regards

Wendy Shuffle-Botham

3, Under the hill, Biddulph Moor.

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