
From: planningcomments@staffs Moorlands.gov.uk
Sent: 05 September 2017 09:44
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0360 Site Address: 5 Talgarth New Lane Brown Edge Staffordshire ST6 8TQ
Stoke On Trent

Comments by: Mr and Mrs K. Sherratt

From:

5
New Lane
Brown Edge
Stoke on Trent
Staffordshire
ST6 8TQ

Phone:

Email:

Submission: Neither

Comments: Mr. and Mrs. K. Sherratt

Talgarth, 5 New Lane

Brown Edge, Staffs. Moorlands.

ST6 8TQ.

5th September, 2017.

Dear Sirs

Re: SMD/2017/0360.

With regard to the above planning application for a second storey side extension above the existing garage and internal change of use to the existing garage to form a new kitchen to the premises.

With reference to the objections put forward by the resident of a neighbouring property namely Church View, New Lane we wish to put forward our comments regarding these matters.

*Design and Visual Impact.

1. The design of the proposed new extension has been drawn up by SBD Architectural Consultancy Limited, a well known and respected architect in the Staffordshire Moorlands. The design we submitted took care to take consideration of the impact the development would have on neighbouring property. In fact because of the proposed way the gable end would face the garden of Church View the gap between our two properties will be larger as there will be no over hang of the roof. 

2. We dispute the height details quoted by Mrs. Corden, the occupant of Church View, our near neighbour, as she quoted that the height of the proposed gable end would be 2.30 meters above her boundary wall when in fact the accurate measurement would be 1.9 meters.

3. Church View is substantially higher than our home, therefore, presently we do not restrict the light to either the dining room or bedroom of the property mainly because our house is recessed back from Church View and the gable end would only be visible from the garden of Church View not the actual property. We also feel the measurements quoted by Mrs. Corden regarding the distances between the properties are considerably smaller than they actually are. The measurements given on our detailed plan are those which have been taken with a theodolite and are considerably higher than those quoted by Mrs. Corden. At the front edge of the garage, the narrowest space, between the neighbouring wall and the garage is 84.5cm and not 30 -40 cm as quoted by Mrs Corden. Our proximity to Church View will not change as we are not altering the footprint of the existing property, therefore will be no closer to Church View than currently is. 

4. Mrs. Corden states that she feels the new extension would restrict light from her house and garden but as we are not taking the roof of our property any higher than the present house roof,her present situation of light into her home will remain unchanged and her outlook will be no different to the present time. Our property is recessed back from Church View and offers no visual obstruction. There is only a small amount of Mrs. Cordens garden which is adjacent to ‪5 New Lane‬ the majority of it is away from our property and gets plenty of sunlight as the sun travels East to West over both our properties and cannot be restricted.

5. The present roof space of ‪5 New Lane‬ does not restrict any of the amenities of Church View. The proposed new development does not go outside the existing floor space of the house or outside the boundaries of the roof dimensions. We are only raising the existing garage roof to join it to the house roof and therefore making good use of the space that we have available to us. We feel that this does not impinge on the amenities of Mrs. Cordon or will it be overpowering or overbearing in regards to her leisure and does not contradict DC1 of the Core Strategy in any way.

6. With regard to our development being against HEA report (2010) appendix 3, pages 24 - 26. Church View is not a listed building. In this area of the village in close proximity to ‪5 New Lane‬, there are 5 cottages but 14 other individual properties that have been built in the last 50 years all of varying design. The materials of the proposed extension will be in keeping with the present building and therefore will continue to conform to the ambience of the area as it is presently.

Yours sincerely

Mr and Mrs K. Sherratt