Kay, Hayley

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

-----Original Message-----
From: planningcomments@staffsmoorlands.gov.uk [mailto:planningcomments@staffsmoorlands.gov.uk]
Sent: 14 August 2018 21:10
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2018/0467 Site Address: 43 Beggars Lane Leek Staffordshire ST13 8DB Leek
Comments by: Mr & Mrs Tatler
From:
41
Beggars Lane
Leek
Leek
Staffordshire
ST13 8DB
Phone:
Email:
Submission: Objection
Comments: Overshadowing

Planning consent for application SMD/2017/0744 noted that the building would breach the 45 degree line measured from the rear windows on no.41 Beggars Lane, but that the flat roof nature of the original design, together with light passing between the annex building and the main dwelling, would not be sufficient to sustain a refusal for loss of light. The increased height of the amendment to the building height with a parapet roof requested in application SMD/2018/0467 will result in loss of light to 41 Beggars Lane, and light passing between the annex building and the main building has now been restricted by newly installed garden fencing.

Overdevelopment

Planning consent for application SMD/2017/0744 noted that new dwellings should relate to existing buildings in terms of scale and proportion. Application SMD/2018/0467 proposes a building some 50% bigger than the original application, and the footprint is now similar in size to the existing dwelling. This is disproportionate to the garage that the original application sought to replace, and reduces garden space shared between the two dwellings.

Noise

The existing dwelling at 43 Beggars Lane has been subject to DIY improvements by the owners over several years, including weekend working. Planning permission for SMD/2017/0744 was granted with construction hours limited 0800 ¿ 1700 Monday to Saturday, and 1000 to 1400 Sunday and Bank Holidays. This has resulted in us being subjected to building noise work 7 days a week, preventing us enjoying full use of our property.

Many councils, such as South Staffordshire for example, restrict construction hours for small scale building works 0800 ¿ 1800 Monday to Friday, 0800 ¿ 1300 Saturday, with no work allowed on Sundays and Bank Holidays. This protects neighbouring properties from noise outside of normal working hours.

Saturday afternoon, Sunday and Bank Holiday working cannot be considered as normal working hours, and we are entitled to enjoy our property without building noise during these times. This restriction should be applied this application and to all similar planning applications within Staffordshire Moorlands.