

Gasworks House,
Gasworks Road,
Biddulph,
Staffordshire,
ST8 6FE.

Monday 3rd August 2018

Dear Sirs,

Ref: planning application SMD/2018/0482
46 First Floor 46B Station Road Biddulph

I am writing to inform you of my concerns regarding the above, retrospective, application and to ensure that my views are considered when the Planning Applications Committee are deliberating the outcome.

- **The developer did not make proper planning application prior to building this first floor, link terrace, but must have been aware of the necessity of doing so, being, as he is, a serial developer, not a novice to the process.** He must have made a conscious decision not to bother to do so. Just as he decided to flout other areas of his existing planning consent; he did not obtain a certificate from Natural England prior to beginning work on the building (despite there being previous confirmed presence of bats, despite it being stated in his planning permission that he must do so and despite it being a legal requirement), he has also continued to carry out work on the property in the evenings, on Sundays and on Bank Holidays (although this is also expressly not permitted in his planning consent). I feel that, if he is now granted retrospective planning permission for this structure, he will continue to flout the rules and regulations of planning in this and subsequent developments, in the belief that he will always 'get away with it'.
- **The first floor link terrace (which we call the 'viewing platform') directly overlooks our garden and has direct views into our conservatory, kitchen, sitting room and two first floor bedrooms).** There were, originally, conifers along the boundry (on our side) which somewhat screened us from the view, but these, unfortunately, had to be taken down due to dying back at the base and becoming unsafe. There is now nothing to impede the intrusion into our privacy. Whilst there are windows at the rear of the property at 46 Station road, these are small and not as intrusive; you would not expect someone to sit gazing out of a window for prolonged periods of time, but the platform is designed to sit out on, indeed they have chairs out there on sunny days. It is not inconceivable that future occupants of the chapel building will choose to have barbeques and/or parties out there and that would lead to groups of people looking directly into private areas of our house and garden. I have an elderly mother and a young daughter living here and this intrusion really does concern me.
- **When people are on the platform the noise of their chatter, the radio and singing is amplified by the funnelled shape of the two adjacent buildings and sounds very loud in our garden and, if the French doors are open to our property, then it also causes intrusive sound inside our house.** This is far louder and more intrusive than

neighbours in their gardens or in the street outside as it is not dampened in any way by the surrounding walls. Also, as I have said, it is amplified by the shape of the buildings.

- **Given the disregard shown to planning laws by the developer, Mr Heald, I am also concerned as to whether he sought advice from a structural engineer prior to building this first floor terrace linking the two buildings. Did he have the support materials tested and approved? Has it been checked by building regs? Is it safe?**

I am not trying to make things difficult for Mr. Heald, I am very pleased that these historic and interesting buildings are being renovated and used once more. They are beautiful and, mostly, are being treated by him in a very sympathetic way. I did not object to the windows at the rear, I understand that people must have windows and decided we could live with those. I have not objected when he and his workmen have worked on the property outside permitted hours and days. I did object about the bats not being treated with due consideration, but he managed to get around that one by having a subsequent survey done once work had already commenced and bats were no longer present. Finally, I most certainly do object to this, unplanned, unapproved platform that intrudes so definitely on our privacy and quietness.

I hope you will carefully consider my concerns and I will await the outcome of your deliberations with bated breath.

Thank you.

Yours faithfully,

Mrs. L. S. Chapple