

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

Thursday 6 September 2018

Dear Sirs,

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

Dear Sirs,

Further to my previous letter, dated 03/08/18 (which should, of course, have been dated 03/09/18) there are a couple of other points that I wish to place on record.

- **Mr. Heald has stated in the 'Biddulph Chronicle' (Thur. 30th August 2018) that, '...the bridge has helped improve the structure as the building was starting to lean.'** This is misleading as the building has not shown any sign of movement in the time that we have lived adjacent to it (since 2002). There are buttresses supporting the sides of the building that have been there almost as long as the building itself, but these were due to leaning caused by the fact that the original building had only a mezzanine first floor, originally, and did not sufficiently tie the walls in for the weight of the roof. This first floor link terrace is not necessary for the integrity of the building.
- **The newspaper article also stated that Biddulph Town Council have, '...recommended refusal based on the information available. In particular concerns were raised about the external support...' This is of concern to us too.**
- **Since my previous letter, Mr Heald has added bamboo 'screening' to the balustrade of the platform. Whilst we appreciate the attempt to restore privacy, this is actually quite translucent and does not give us any illusion of protected privacy at all. The bamboo is unsightly against the historic building, does not dampen the amplified sound that comes from the activity on the platform and is only just above the balustrade height, so would not block the view of anyone standing on the platform (even if it were more opaque).** It is also worth pointing out that this bamboo has only been positioned there in the course of today, presumably in time for the inspection by a member of your planning team this afternoon, and could easily be removed subsequently.
- **The member of your planning department, who was here this afternoon, also made mention of the windows of the houses at the back of our property (Brock Croft Gardens) and that he felt that they overlooked our garden too.** I pointed out to him that these windows cannot see down into the most private area of our garden as the platform does, nor do they look into the windows of our main bedrooms and sitting room as the platform does. A friend of mine lives in one of the Brock Croft properties and has told me that they cannot see into my garden at all in

fact. Plus, as I have previously stated, a window, that is passed by occasionally, is an entirely different prospect to an open, first floor, area for sitting, standing, socialising etc.

- **Mr Heald and his team have continued to work on the platform, despite being asked to apply for retrospective planning consent. I would have thought that all work should have ceased awaiting the outcome of the application.**
- **It is not necessary to the development to have this structure; only one flat has access to it, there is plenty of alternative outdoor space that the occupant may enjoy without this first floor addition. It was not present in the original planning application and no concerns were raised then as to any of the flats having a lack of outdoor amenity**
- **When measuring the distance from the platform to our property, please also take into consideration that our property continues beyond our garden wall right up to the wall of the chapel development. We have considered, in the future, incorporating this area into our main garden, but these plans would not be desirable if this platform is allowed to remain.**

I have to say that I feel quite despondent at the possibility of this application being approved and having to live with it overlooking us in such a manner. I felt that I was unable to convey to your team member today how upsetting this intrusion of privacy is to me and my family. He has taken photos from our garden of the platform, but of course, photos always make things look further away and never capture how close something looks when you are looking in person. I imagine you will be used to this phenomenon and take it into consideration. He did not experience first-hand how the noise from the platform is amplified by the shape of the buildings either side.

There is nothing more that I can think of to support our position and can now only await your decision in due course.

Thank you for your consideration.

Yours faithfully,

Mrs. L. S. Chapple