From:
Sent: 23 May 2019 14:50
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2019/0266 Site Address: 46B Station Road Biddulph Staffordshire ST8 6BS Stoke On Trent
Comments by: Lorraine Samantha Chapple
From:
Gasworks House
Gasworks Road
Biddulph
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Phone:
Email:
Submission: Objection
Comments: Plastic will not be as aesthetically pleasing as the originally proposed glass screen. Nor is it as environmentally acceptable as glass as a material.

Whilst I understand the constraints of weight and cost, it is hard to believe that this was not considered by the developer before he submitted the original retrospective planning application.

It is particularly disappointing that condition 1 of the permission given previously has been ignored, in the respect that the screen should have been erected within 6 months of the date of the planning permission. This would have had it finished by 30/04/19 in time for the late spring and summer months when both our private garden will be used and the raised outdoor area in question at the development is likely to be used.

The developer had 6 months to comply with the conditions, but chose to wait until 6 days before the end of the 6 month time frame, detailed in condition 1, to submit yet another planning application to alter the retrospective planning approval already given. This will mean a second season of restricted use of our garden due to being directly overlooked in a way no other property overlooks us. This restriction of our amenity has been accepted and is not up for debate in this application.

If planning approval is to be given, I sincerely urge that it should try to minimise the period for completion of this screen in consideration of the above. If possible it should also seek to ensure that the developer does not continue to put in alterations to the planning consent ad infinitum, which only serves to drag out the resolution of the issue and prolongs the restriction to our amenity.

The developer has cited that the current timber support would be unsuitable to support the weight of the glass screen; if it cannot support the screen, it concerns me that it might not be suitable to support the weight of a

number of people and furniture if this or future occupants of the apartment were to use the area for outdoor entertaining. I am concerned about the structural integrity anyway, as the platform is visibly, slightly bowed already. The wooden beams used were found in the existing building and I wonder if they have been subjected to structural engineer's calculations or testing, as there was no planning approval applied for before construction.

The keystone above the access door to the platform has also dropped, causing cracking in the surrounding brickwork. I am concerned about the safety of anyone currently using this raised outdoor area.

I would like to ensure that any new approval for this screening maintains the same restricted visibility that the blasted glass would have provided and that it will also maintain the part of condition one that states the, "...screen shall be thereafter retained and maintained for the life of the development, without any alteration, adaption, or modification..." so that it cannot be replaced with a transparent screen, openwork screen or somesuch in the future.

Thank you for considering my comments.