From: Carolyn Trafford <> 08 July 2020 17:39
Sent: Planning (SMDC)
To: Planning Application SMD/2020/0341
Subject:

Categories:

Dear Sirs

As owners of Hurst Lea, 71 Ladderedge, Leek, Staffs, ST13 7AG we wished to raise comment on the above planning application on 69 Ladderedge, the property to which we are attached.

Whilst we have no objection to Mr Machin building a sympathetic single storey extension to the rear of the property attached to our dwelling, we would ask the planners to consider the following:
There is a discrepancy between the drawing in the plan and the application. The application clearly states that the hedge between the two properties is unaffected. The drawing suggests that the extension will be built up to and including the boundary of the property, which places the wall along the line of the existing privet hedge and would mean that footings and rooflines may overhang our boundary, the gap between our conservatory and his wall would be significantly reduced (to approx 2ft) and would cause us maintenance issues. This reduction would also significantly reduce the light falling onto our property - specifically the conservatory.

We have spoken to Mr Machin and are assured that it is his intention to build on the line of the existing extension.
The drawings do not show our conservatory, built prior to our property purchase in 2001.
If planning is granted for the extension to be built on the line of Mr Machin's existing small extension, the property boundary is unaffected. As the plans do not show our conservatory we would ask that this is taken into consideration (the conservatory is the only natural light source to our lounge). The gap between our conservatory and the extension would be approx 5ft and adequate for maintenance purposes.
It is not possible for us to calculate the extent to which daylight falling on our conservatory is affected so we would ask that planning ensure that Mr Machin is building in a way that minimises any disruption to daylight falling on our property.
We would also like to mention that our 1927 built property is subject to some damp, typical of houses of this age, despite the later addition of a damp course. We would ask that some consideration is given to the positioning of gutterings and downspouts to ensure that water falling on the extension is directed away from the property to ensure that the situation doesn't deteriorate.

Thank you for your consideration

Brett & Carolyn Trafford

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