From: planningcomments@staffsmoorlands.gov.uk
Sent: 17 August 2020 09:38
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2020/0418 Site Address: 4 Church Terrace Cheadle Road Blythe Bridge Staffordshire ST11 9PW Stoke-On-Trent Comments by: Ken Jones
From:
6
Church Terrace, Cheadle Road
Blythe Bridge
Stoke on Trent
Staffordshire
ST119PW
Phone:
Email:
Submission: Objection
Comments: 6 Church Terrace,

Cheadle Road,

Blythe Bridge,

Staffordshire Moorlands

ST11 9PW

OBJECTION to planning application no. SMD/2020/0418

Being a variation of condition 2 of previous application SMD/2019/0141

4 Church Terrace, Cheadle Road, Blythe Bridge

Proposed RE‐ROOFING of house and salon.

Dear Sir / Madam,

I live next door to the proposed development and am writing to ask the SMDC Planning Department to refuse this planning application from Mr. Lee Taylor.

I own the property known as

6 Church Terrace, Cheadle Road, Blythe Bridge

Here following are my objections and comments relating to this application.

The first and most obvious is the fact that no changes to the orientation of the roof have been made and is still in the same plane as the original application which was turned down and as such my original objection which was successful still stands inasmuch as it would still be a clear breach of the Prescription Act 1832 as set out below.

The proposed gable wall will be substantially higher and on a different plane to the one now in place and as such will cast a large shadow across our living room windows, this I believe will be directly in breach of the Prescription Act 1832 Under said act a right to light occurs and has been the case for over 50 years uninterrupted.

This gives the owner of the building (myself) a right to maintain the level of illumination and is based on the Ancient Lights Law. This in effect gives the owner of the building having windows that have received natural daylight for 20 years or more an entitlement to forbid any construction or obstruction that would deprive him or her of that illumination. And the neighbour (Lee Taylor) cannot build anything that would block that light without my permission.

The proposal for the Velux style windows would mean that the property would have a window that was looking at 45deg into one of my bedroom windows which would cause a loss of privacy and to some extent the loss of that room as a bedroom.

The proposal is also stating that 2 x Velux style windows are added to the extended roof space to the rear of the property. The rear Velux windows would overlook our garden in the position where we sit which is within 4 meters of the entrance. If this planning application is successful then I would ask that these windows are non‐opening and have obscured glazing to protect the privacy of the residents of this property.

Overlooking of gardens may be deemed unacceptable where it would result in intrusive, direct and uninterrupted view from a main room, to the most private area of a garden. It has already been stated that windows that overlook adjacent homes or gardens should be avoided. If these Velux windows are granted then under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires that where an extension has any upper‐floor window located in a wall or roof slope forming a side elevation of the dwellinghouse they must be:

Obscure‐glazed, and Non‐opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

This cannot be a simple re‐roofing project also Mr. Lee Taylor has already stated to me that he will require access to my property to erect scaffolding and enable workmen to carry out the new building work (which will NOT be granted) also why would you need to place Velux style windows in an attic space just to use as a storage area?

The application is stating that it is for a RE‐ROOFING of House and Salon. As can be seen from the planning application the orientation of the roof has changed through 90deg so is no longer simply re-roofing work and this will have a detrimental effect on our comfort due to the fact in these times of energy savings we use the heat of the sun to assist in heating our living room through green energy. With the gable end of the roof being where it is proposed to be this will have a major impact on the amount of sunlight and therefore heat we receive into our home.

There is also the problem of rainwater run off with at the moment lead flashing between the houses to assist in this if the application were to go ahead this would result in a gable end wall being built up between the houses with a less that 100mm channel between to account for any run off this I believe would cause major damp issues for both properties.

The proposed building application would also be out of keeping and character of the surrounding buildings and would in my opinion be an eyesore for the village.

If this was merely a re‐roofing project then I would have no objections with it but as can be seen from the present plans and those previously and the proposed new plans they are 2 different buildings.

These are my main reasons for objecting to this planning application.

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