From:
To: Planning Comments (SMDC)
Subject: Objections to planning application SMD/2020/0425 . Replacement of skylights with dormer windows
Date: 03 September 2020 08:02:03

'Church View',
New Lane,
Brown Edge,
Stoke-on Trent,
ST6 8TQ.
3/9/2020

SMD District Council Planning Department,
Moorland House,
Stockwell Street,
Leek.
ST13 65Q
Dear Ms. L. Howard

Re: Objections to Proposed Planning Application Number SMD/2020/0425

Applicants Name: Mr K Sherratt
Location: Talgarth, 5 New Lane, Brown Edge

Proposed Development: Proposed dormer windows to the front and rear of dwelling.

Case Officer: Lisa Howard.
Owner Occupier of Immediate Neighbouring Property: Irene Corden
Address: 'Church View', New Lane, Brown Edge, ST68TQ.

1. Objection.

I am the sole owner and resident of 'Church View', New Lane, Brown Edge and wish to strongly object to the proposed planning application which involves the replacement of the very recently installed Velux windows with dormer windows, at the front and rear of the newly built extension at 5 New Lane, Brown Edge.
Church View is a cottage to the north of 5 New Lane and will be the main property, if not the only one, that will be detrimentally affected by this proposed planning application.
2. The Objections.
The replace of the non-intrusive Velux windows with dormer windows would:-
a) Adversely impact on the internal and external amenities of the present and future residents of 'Church View' cottage.
b) Result in **significant invasion of the privacy within the principle rooms of the cottage**. **These principle rooms include the main bedrooms .** (Picture
c) Visually dominate the outlook from principle windows. (Picture
d Protrude beyond the present roof slope line and become visually intrusive both above and along the boundary wall.
e) Further visually dominate and overpower the garden which is the only small useable outdoor social space of the cottage.

f) Intrude, limit and restrict the use and enjoyment of all aspects of cottage life.
g) The adverse impact of the introduction of dormer windows is greatly exacerbated by the unusual siting and complex inter-relation of the two properties; the close proximity and position of such windows within a roof that is already fully visible above the boundary wall at the front of the cottage garden.

3. The Interrelationship and Structure of the Two Properties Which Impact on The Amenities of the Cottage, 'Church View'.

a) The siting's of the two properties in relationship to each other is unconventional and unusual. This increases the possibilities of adverse impacts by any changes made along and above the boundary wall.

b) The side extension of 5 New Lane is in exceptionally close proximity to the shared boundary which runs along the front of the cottage garden. (Picture

c) The whole roof of the extension is fully visible over and along the boundary wall.

d) The cottage design is typical of its age and therefore has a much lower overall height than modern properties. It has the associated characteristics features of low ceilings and windows which would compound the damaging and detrimental impact of the proposed dormer windows.

4. Essential and Critical Additional Information which Relates to The Objections

(References apply to the Previous Planning Department Report that was Presented to the Planning Committee)

a) Mr. K. Sherratt of 5 New Lane, Brown Edge, previously submitted a planning application (SMD/2017/0793) for the development of a first story side extension **which would contain non-intrusive skylights at the front and rear of the first floor** (Ref: 2.1) This application was agreed.

b) On the 15th February 2017, the case officer's report relating to this application was presented to the Planning Committee and included the following.

c) **The Planning Officer's Conclusions and Planning Balance Report. Section 6.**

This paragraph puts forward the Officer's ongoing concerns relating to the adverse impact such a development would have upon the amenities of the present and future occupants of 'Church View' cottage. (Ref: 6.14).

ii) This document goes on to put forward that this planning application, is recommended for refusal due to the adverse impact it would have on the cottage and failure in to comply with Section 7 'Requiring Good Design' of the National Planning Policy Framework

Page 2 and policy DC1 of the Core Strategy Development Plan Document (2014) both of which require the protection of residential amenity. (Ref: 6.14)

iii) The report also states that this recommendation is finely balanced, however if the application was to be approved it was suggested that some additional conditions were added. The additional conditions, 3:6, and 6:6 both highlighted the importance of the use of skylights in the interest of amenities with 'Church View' cottage. (Ref: 6:14)

4A Mr. Sherratt's Comments in the Above Report ((SMD/2017/0793)

i) Mr. Sherratt in support of this application stated:-

"The windows of the proposed master bedroom would be Velux windows which are design to be

non-intrusive and will not overlook the neighbouring house or garden." (Ref: section 5 line 13)

and

"All windows will be Velux types which are designed to be non-intrusive."(Ref: section 5-line 20)

Both of the above highlight the importance of the use of non-intrusive skylights as an aid to ensure the protection of neighbouring amenities ('Church View' cottage).

Conclusion

I strongly believe that the change from non-intrusive skylights to dormer windows in the master bedroom of the side extension of 5 New Lane, would compound the negative impact on the internal and external amenities of the present and future residents of 'Church View' cottage.

It is the complex siting of the two properties in relationship to each other, and the introduction of the side extension, that demonstrates clearly how any other additions or

changes to the roof would compound to the damaging effects on the cottage amenities and therefore the daily life of residents.
Privacy, outlook and the ability to use all aspects of one's home without feeling limited, dominated or overlooked is essential for a healthy, comfortable and fulfilling life. It also enables people to enjoy their homes in peace.
Whilst the replacement of one type of window with another type may appear inconsequential to others, in this context and situation it will be irreversible and devastating on the everyday life of the present and future occupants of 'Church View' cottage.
I therefore put forward that the planning application SMD/2020/0425 does not comply with section 7 'Requiring Good Design' of the National Planning Policy Framework and policy DC1 of the Core Strategy Development Plan Document. (2014) Both of these documents require the protection of the amenities of neighbouring properties.
For the reasons stated in this document I request that planning application SMD/2020/0425 be refused.
Yours sincerely,
Irene Corden (Ms)