

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 20 May 2021 22:54:56

Application Reference No. : HNT/2021/0015 Site Address: 1 The Green Caverswall Staffordshire ST11 9EQ
Stoke On Trent Comments by: Alisha AdamsRadworth Architects

From:

19-21
Bucknall Old Rd
Hanley
Stoke-on-Trent

ST1 2AF

Phone:

Email:

Submission: Neither

Comments: We as Agents are commenting on the objection received from 2 The Green, where the neighbour has stated that that proposed extension would block all of their natural light as the height of 4m would totally over power their garden, rear of house and outlook.

1. The LPA were notified via email that the height of the extension would be no more than 3 metres in total height (email with amended form Sent: 15 May 2021 14:24 ToPlanning@staffs Moorlands.gov.uk)
2. The fall-back position is that 2 metre fence could be erected, 50% of the rear garden area could have a 2.5 metre outbuilding. More importantly. a 3 metre extension, with a 4 metre maximum height could be erected without the need for any consent. As such, this would have an impact on number 2 the Green - this is a material fall-back position which the LPA should consider.
3. The properties are south east facing - to state that it would block ALL of the natural light is not correct; any outbuildings or fencing/hedges etc. would also impact any outlook - no dwelling which has neighbouring properties would ever have 100% outlook or no impacts.
4. It is clear that currently the 45 degree rule is already been breached, and using PD right for a 3 metre extension, this would also be the case.
5. As the extension proposed would not exceed 3 metres in total height and be no more than 5.4 metres from the wall of the original house, it is our view the development would not have an unacceptable impact on neighbours; amenity to extent a refusal would be warranted.

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