

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 16 June 2021 14:11:11

Application Reference No. : SMD/2021/0325 Site Address: 2 Church Terrace Blythe Bridge Road Caverswall
Staffordshire ST11 9EA Stoke-On-Trent Comments by: Ross Ward

From:

Church House
Blythe Bridge Road
Caverswall
Stoke on Trent
Staffordshire
ST11 9EA

Phone:

Email:

Submission: Objection

Comments: Church House

Blythe Bridge Road

Caverswall

I would like to object to this planning application.

I live at Church House, 3 Blythe Bridge Road, Caverswall.

This extension would significantly compromise my own home which is next door to 2 Church Terrace and sits at 90 degrees to the garden of number 2 which means that the entire extension runs in close proximity to the rear of our property.

The design would partially or completely obscure 3 windows of my property and effectively leave 3 separate rooms (in fact the entire rear of my property) with little or no natural light, let alone any views.

The upstairs window on my landings would be completely obscured with the extension being less than 300mm from the window, which would also be completely covered, above and beyond. This window provides the only natural light to my hall, stairs and landing. This window sits directly in front of the bedroom door of my mother-in-law, who is disabled and partially sighted. If this work was carried out, the stairs and landings would be left in almost total permanent darkness posing a serious risk to the safety of my mother-in-law and we would have to move her from her current room. Which would mean losing a further room downstairs to safely accommodate her.

The design also further obscures a second window which has already been greatly compromised by the existing extension. I accept that this lower window is already heavily constrained and doesn't offer any external views but it does provide the only natural light to the cloakroom, toilet and cellar access. Although this is already an oddity, I would not be happy losing the moderate amount of natural light this window currently provides into these 3 rooms.

A third window in my utility room would also be entirely encapsulated by this extension. I estimate that the extension would be approximated 850mm away from this window which would once again be completely covered, greatly reducing any natural light. I do not feel that is acceptable that the entire rear of my property should be left with no natural light and that I should effectively have to lose 3 windows to accommodate these works.

Also, in the cloakroom there is a double airbrick. I'm not sure where this leads to but would require as a minimum a Gas Safe Inspection and HETAS report to understand the impact of potentially compromising the air flow around my property.

Our ground floor toilet has a ventilation fan which will be entirely encapsulated in this proposed design which is obviously also unacceptable.

I also have concerns about the foundations for the new building and its steel frame and what impact the loadings will have on our cellar and the existing foundations for the rest of our house (which are not likely to be substantial if in existence at all). Please bear in mind that due to the great age of our properties they are unlikely to have any foundations and any excavation or additional loadings could cause structural damage both during the construction process and into the future.

I did engage with Stella regarding her proposed extension originally and even offered to have our landing window repositioned to help accommodate what was then described as an extra bedroom. However, when I was shown the designs, it was clear that the extension was significantly more than an extra bedroom which I now believe to be over development to the detriment of my own property which has significant implications to our house, its amenity, its structure and its value.

I did offer to meet up and discuss this matter when the original survey was carried out which may have avoided a number of these issues but unfortunately the designer chose not to take me up on the offer at the time.

I also contacted the designer with my thoughts on the original design along with this revised design that has now been submitted for approval but this communication ceased (I wrongly assumed to review my comments and the viability of their proposal) but the application was submitted in a form that the designer was aware that I had concerns with and left them unaddressed. I am therefore disappointed that my efforts to compromise my home in order to help with this proposal have ultimately fallen on deaf ears.

It is for the reasons/objections set out above that I therefore ask that planning permission be refused.

Regards

Ross Ward

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