

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2022/0333
Site Address: 72 Thorley Drive Cheadle Staffordshire ST10 1SA Cheadle
Comments by: nigel kelsall

From:

70

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Submission: Objection

Comments: SMD/2022/0333

OBJECTION

BLOCKING NATURAL LIGHT --

The proposed rear extension is not easy to compare from the supplied drawings, see enclosed photo.

The extension at the rear of No72 involves demolishing the garage and then constructing a double height extension at the boundary this will then be at the side of our Primary habitable bedroom.

(when previous plans were passed for Augustus Drive we were told that we would lose 30% of natural light - Keepmoat plans)

We would lose a considerable amount of light from the proposed rear extension this is in addition to the loss of light already impacting on our property from the Keepmoat development-NOT ACCEPTABLE.

This also FAILS the 45 degree rule (right to light)(daylight/sunlight loss)

NO previous similar extensions in Thorley Drive have had plans passed where a 2 storey extension was allowed in the same position this will change the building line for the rear upper storey of these properties.

Are you going against previous decisions if this is passed?

Since Augustus Drive development was allowed to be built our garden is in shade apart from a few months a year, the proposed 2 storey extension will remove the last corridor of light that supplies the garden, this has been there since the houses were built in the 1970's.

- EXCESSIVE BULK OR SCALE--

The extension is to both sides of the property and extends fully to both boundaries', this will make maintenance to our property No70 either very difficult or impossible, we have render which needs painting and gutters, fascias and roof repairs

OVERLOOKING OUR PROPERTY--

The proposed 2 storey extension will look directly into our back garden, we lost privacy with the Augustus

drive development, this will make it a 360 degree loss of privacy- Unacceptable.

NOISE--

There are 2 windows in the application in the small gap between our gable end and the proposed extension.

(when Augustus Drive was built there was a noise plan in their application saying that the houses would insulate from noise, this has proved to be the opposite, the houses have created an echo chamber therefore an increase)

In the proposed plans if the applicants scenario is allowed it will be worse, a family bathroom and hall area, any noise will be amplified into our property via the close proximity and also their house is higher than ours so noise will enter via the loft space- Unacceptable.

Height

Maximum eaves and ridge height of extension no higher than existing house, if extension is within 2 metres of a boundary maximum eaves height should be no higher than three metres to be permitted development

maximum height of a single storey is 4m, no dimensions are given?

Close Proximity

Party wall act 1996

the foundations will be within 3m of our property, this act has not been adhered to

Services

No mention in the plans of reciting the electric supply, our electric is fed from no 72 (historic normality)

Part P building regs-electrical, now show separate connections to each property, no one has approached us about this work?

No mention of reciting the gas meter, Part L building regs Gas services, no gas main allowed under a 2 storey building.

CONCLUSION

we realise that times change and this may involve extending a property but this plan needs a RADICAL RETHINKING in a more SYMPATHETIC and AGREEABLE manner

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this has caused huge anxiety for our mental health

OUTCOME REFUSAL in its current condition

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