From: Colin Burgess
Sent: 05 February 2023 18:32
To: Planning Comments (SMDC)
Subject: Objection to Proposed Pevelopment SMD/2023/0040

Categories:

Planning Application Number SMD/2023/0040

Objection to loft conversion at number 87 Sandon Street, Leek.

Having reviewed the alterations to the proposed planning application we must raise our objections to the proposed development, and suggest that the planning permission is rejected on the following grounds.

The property currently has a roof height similar to the houses at number 89 and 91 Sandon Street. The property at number 87 currently has a low sloped roof, typical of houses built in the 1970's/80's. These generally have an internal height of roughly 1.8m, which according to building regulations is incapable of giving the necessary minimum internal clearance of 2.2metres. The roof line will need to be raised substantially to accommodate the proposed window dormer area, and the building works to accommodate the required larger joists for the floor level. It recommended that these should be a minimum of 175mm, but due to the width the joists will span a 195mm depth joist is recommended. There then needs to be added appropriate flooring of approximately 18mm, giving around 215mm before the internal minimum of 2.2m can then be calculated. The original application for the roof height to be raised by 1.2m. The new proposal is likely to need the same level of increase in vertical height of the roof line especially at the rear of the property where the proposed dormer is to be constructed. The Architect has not stated the exact sizes of the dormer or the roof height on this set of plans, or the exact height of the apex of the new gable walls, but these are substantial compared to the current profile of the property.

We feel the proposed development is unacceptable as the light entering our garden will be compromised by this development. The proposed development will have very little in vertical height difference from the original plans which had a 1.2m increase in vertical height. With the relocation of the gable walls, and a substantial increase in vertical height to the east and west sides of the building. The plans show that the proposal above the existing eaves will make the new roof height much taller than the current roof line. Therefore, the proposed roof line will have a detrimental impact of the light being able to enter our property in the evenings, especially in the summer. We feel that this is unacceptable as the light entering our garden is already restricted in the summer by a large tree that has been allowed to grow at the bottom of the property.

The changes to the planned gable end will substantially change the appearance of the property when viewed from the road and put the design out of character with the surrounding houses.

A further issue revolves around the East facing gable wall containing plans for a window at a higher level than the current bathroom window. We feel that this will adversely affect the privacy of our garden from number 87. The current privacy glass doesn't afford the occupiers of 87 much privacy as when lit from the inside. It is possible to make out human forms in a high level of detail and if an opening widow is fitted the occupier may use the opening to look directly into the garden. Also, there is nothing in place to stop the owners at a later date changing the proposed

privacy glass to clear glass. This would give uninterrupted views across our garden which we feel is a breach of our privacy which is totally unacceptable.

We feel the dormer windows will give largely unobstructed views of our garden which we feel is unacceptable, because at the moment it is not possible to view the vast majority our garden from number 87 other than via the top opening of the existing bathroom window.

I'm a keen astronomer and have a large astronomical telescope that when in use, it is not currently able to be seen from number 87. The proposed development will not only restrict my view to the west, but also mean that I could be seen and observed whilst I use the apparatus. Which is in unacceptable on a number of levels, including the possible misconstruing the use of the equipment. The proposed dormer window and side window could possibly add a level of light pollution that is currently doesn't exist due to the orientations of the windows and lights on surrounding properties.

I have included the objections we made to the previous application as we feel that these still have some bearing.

Planning Application SMD/2022/0626.

Having reviewed the Application for a vertical extension at number 87 Sandon Street. We feel that we must strongly object to the proposed development for a number of reasons.

Raising the vertical height of the property will have a negative impact on the amount of light getting into our property, and also block our views of the evening sky, especially in summer. We have limited sunshine in the already in the summer evenings due a large tree on the property of number 87.

Increasing the height would also not be in keeping with the surrounding properties, and negatively impact the aesthetics of the small group of houses.

We also feel that the proposed development will have a negative impact on our privacy. At present the property at number 87 has restricted viewing of our private garden space. The proposed raising of the roof and installing skylights will change this. As the proposed development will then be looking down at our private space where we tend to spend our evenings.

At present there is a bathroom window with privacy glass installed, however, when we are sitting out it is possible to see when the bathroom is in use. The proposed extension has a further window which we feel is unacceptable for both our and their privacy.

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