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To: [Planning \(SMD\)](#)
Cc: [Alan Hulme](#); [Brian Stubbs](#); [Colin Pearce](#); [Gareth Buckley](#); info@theadmingerieuk.com; [Keith Flinder](#); [Paul McCormack](#); [Pete Wilkinson](#); [Sandra Peck](#); [Stephanie Akerman](#); [Steve Buckley](#)
Subject: Checkley Parish Councilors planning responses
Date: 13 December 2023 06:37:07

SMD/2023/0585	24 Draycott Road, Upper Tean	Proposed extension to the side with amended roof details and the provision of the first floor in order to provide additional accommodation	This is a resubmission of previously refused Applications SMD/2023/0258 and SMD/2022/0542 with some minor amendment in attempt to satisfy the previous conditions for refusal. The Applicant Also submitted Application HNT/2023/0001 for the 'prior approval of a proposed construction of an additional storey on top of an existing bungalow' this was approved under delegated powers on 12th March 2023 reasoning being the proposed extension does not require planning permission. Which was incorrect as planning permission is clearly required. The DELEGATED DECISION REPORT also stated "Town / Parish Comments - No comments received". In fact Checkley Parish Council were never even consulted so how could we provide comments. Despite any attempt to amend and resubmit this proposal Checkley Parish Council are concerned that with this property being clearly visible from Draycott Road and the neighbouring property also being a Bungalow, converting this property from a Bungalow to a House will clearly impact on the aesthetic and intrinsic value and setting of the neighbourhood. Also granting approval for this conversion will set a precedent for any future applications for extension to any of the substantial number of Bungalows in the Village setting which will have a material negative impact on the character and heritage of the surrounding townscape. Checkley Parish Council agree with the planning officers consistent reasons for refusing the previous Applications and concur with the observations on the previous Applications that the proposals are unsustainable and do not conform with the provisions of the NPPF and that no amendment whatsoever is able to overcome such principle concerns. Checkley Parish Council promotes development which sustains, respects or enhances the character or heritage of an area and therefore object to this application.