
From:
Sent: 14 January 2024 19:07
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2023/0623 Site Address: 3 Badnall Close Leek Staffordshire ST13 8HB Leek
Comments by: SJ WalmsleyStaffordshire County Council

From:
1 Badnall Close
Leek
Leek North
Leek
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ST13 8HB

Phone:

Email:

Submission: Objection

Comments: PLANNING APPLICATION SMD/2023/0623

Whilst I do not have any concerns about the visual impact of the proposal on the row of 4 terraced properties, there is a shared wall between no 1 and no 3 Badnall Close and I understand the Party Wall Act applies. I therefore have the following concerns about its construction due to the proximity of the proposed extension.

The proposed change from felted flat to pitched tiles roof boundary poses the potential for damage to the existing felted flat roof of No 1. This covers the enclosed porch and living room bay. Damage could cause ingress of water and subsequent damage to decoration, damp etc.

The pitched roof of the proposed extension will encourage additional water to pour onto the felted flat roof which has no existing guttering or drainage. The impact of increased rainfall due to climate change is already being felt.

No guttering is apparent on the 1 Badnall Close side of the proposed extension. If it is fitted, it will protrude into the 1 Badnall Close side. A downpipe is drawn on the applicant's side of the drawing. There is currently no drainage point here for stormwater.

I have recently replaced my double glazing and had plastic fascia added to the porch as part of this refurbishment. As it extends to the midline of the party wall, this is also at risk from damage.

A toilet is proposed for the extension. It should be noted that the line of the 100cm sewer runs along the REAR of the 4 terraced properties and in a line from the rear of No 1 down to a property in Hamil drive before reaching a wider branch. There is only storm drainage to the front of the terrace.

Excavation of footings for the proposed extension along the party boundary are likely to cause damage to the existing concrete pad in the front yard (aprox 4in thick) and the Indian stone flags laid above it and the ACO drainage channel.

I have a walled flower bed whose edge at the front of the property. No 3 only has a single brick boundary edge. The proposed extension excavations and brickwork will also affect this.

If there is a need to tie into the existing party wall at both house and flower bed ends again there is the potential for structural damage and impact on décor or planting.

I feel it would be best if the proposed extension was moved inwards from the boundary by approximately 2 ft to minimise the chance of damage and to allow access for both construction and maintenance by current/future occupiers.

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