

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 09 December 2024 12:58:03

Application Reference No. : SMD/2024/0515
Site Address: 35 Hillside Road Cheddleton Staffordshire ST13 7JQ Leek
Comments by: Mr R F M Carr

From:
37
Hillside Road
Cheddleton
Leek
Staffordshire
ST137JQ

Phone:

Email:

Submission: Objection

Comments: As the owner of the next door property - 37 Hillside Road, I strongly object to the planning proposals listed.

The increase in height & length of the garage will severely impact the light amenity to the principal window in our lounge.

The boundary line is clearly marked, & they can't under any circumstances build across it, which I would have thought, also includes raising the existing garage roof, as this would require work on my property.

I am told by an independent architect, that the reworking of the garage roof would require a party wall agreement & would therefore need my permission. I would not give this, for previously stated reasons, as it would require a flashing into the side of my house. To do this properly they would have to install a cavity tray in the wall, which in itself is a big job, & failure to do so would result in damp ingress.

To extend the garage at the proposed line, they would need to dig footings on my land & remove the wall. They can categorically do neither.

I did point out to Mr Riley when he moved in, that both the wall & the hedge in the garden, are both entirely on our property, & do not constitute the boundary, as both are inside that.

I have no objection to the house extension, but the garage proposals would have a serious detrimental effect on our property.

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