

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 24 December 2024 09:35:15

Application Reference No. : SMD/2024/0296
Site Address: Rose Hill Stoney Lane Endon Staffordshire ST9 9BX Stoke On Trent
Comments by: Jane Cox
From:

Stoney Lane
Endon
Stoke on Trent

Phone:
Email:
Submission: Objection
Comments: I have submitted a letter of objection via email to the planning comments email address on 23 December 2024 and here is the letter but the format has been lost:

Beechmount

Stoney Lane

Endon

Stoke-on-Trent

ST9 9BX

23 December 2024

Planning Support

Staffordshire Moorlands DC

By email: planningcomments@staffs Moorlands.gov.uk

Dear Sirs

SMD/024/0296

Thank you for sharing the revised plans for the above application. applicant is prepared to make changes to the application.

We welcome that the

However, we are still very concerned about the proposals even in their revised form.

The proposed extension would still have a significant adverse impact on our enjoyment of and amenity to our house and our rights to light. The bulk of the building remains two storey and continues to be overbearing and will still block out light to our living accommodation.

As a result, we have to maintain our objection to the planning application on the same grounds set out in our letter of objection to you of 20 July 2024, namely loss of light, overbearing impact and loss of amenity:

Loss of daylight

The proposed two storey extension even in revised form would still substantially obstruct the light entering the ground floor windows of our house. While the garage has been changed and in revised format is shown as a separate building. However, as a result of the higher ground level in its revised position and with a pitch roof, this would also still block light. The previous extension was single storey and the previous separate garage located in the same place as the revised location had a flat roof as shown on the photographs that we sent to you with our July letter.

As we explained previously, most of our house is north facing, any loss of light to the windows on the rear of our house, which receive the most natural light to our living space, would adversely impact our living environment, property value, and the well-being of occupants. The proposed extension would still reduce the light currently received to below the minimum level of natural illumination and we would have to use artificial light. All six windows and two sets of patio doors on our rear elevation are currently unobstructed by any part of the Rose Hill and receive light. The proposed extension would block light to all of the ground floor windows and patio doors (including to our kitchen and a living room) and obstruct some of the light to the three first floor windows. This would necessitate having lighting on throughout the day to use the affected rooms on the ground floor.

We previously asked that a Daylight and Sunlight Assessment be completed before the planning application is determined but we have not yet seen such an assessment. We have a legal right to light over Rose Hill that we would seek to protect if the application was granted.

Overbearing impact and loss of amenity

Although the stepping in of the proposed building towards our boundary has been removed, the two storey extension of this size even in its revised format would be overbearing as it remains close to our boundary wall. As explained previously, there is

currently a small single storey extension at the back of Rose Hill which does not impose or overbear. The proposed extension is significantly larger and would have a detrimental impact on the amenity of our house. In addition, as mentioned above, due to the levels of the ground, the separate garage with a pitch roof would be at a greater height than the ground floor of our house and would still overbear to a greater extent than a single storey building on the same level.

The revised two storey extension would still remove our view of woodland adjoining Rose Hill and sky that we currently enjoy. We sent photos previously showing the current view which will still be obscured. They also give a sense of the loss of light that would be felt.

The proposed revised extension is to be built close to our boundary, directly overlooks our house, now has larger windows overlooking our property and we believe it still does not provide the minimum separation distance. There is extensive garden area to the side of Rose Hill which could accommodate an extension that would be further away from our property and not block light, overbear or reduce the impact on our house and our amenity. The design of the proposed extension as it faces our house is still not in keeping with the design of our house or Rose Hill which are Victorian Villas. It has a modern façade which is out of character. The revised larger windows overlooking our house, including our kitchen, living room, bathroom, toilet and bedroom, still mean an unacceptable loss of privacy for us.

Paragraph 130 of the NPPF sets out six criteria against which planning policies and decisions should meet and this includes creating places with a high standard of amenity for existing users. This proposed extension does not provide our house with a high standard of amenity and reduces much of the amenity that we have. My husband and I both work from home and so will be impacted to a greater degree. We would ask that you give consideration to our objection and bring it to the attention of the Planning Applications Committee and request that the application for planning permission is refused.

We would be happy to discuss an alternative design with the applicant which would minimise the impact on our house. As we explained previously, until around 3-4 years ago, there was a single storey extension with a flat roof which has been largely

demolished and part left with a pitch roof. Replicating the flat roof extension would be acceptable as it did not interfere with our rights of light to such a degree that the proposed two storey extension would. We would be happy to host a visit to our property should you or the committee wish to see the impact the proposed extension would have.

Yours faithfully

Jane and Michael Cox

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