

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 13 April 2025 18:15:56

Application Reference No. : SMD/2025/0116
Site Address: 10 Spinney Close Endon Staffordshire ST9 9BP Stoke On Trent
Comments by: Geoff & Rosey Smith

From:
12
Spinney Close
Endon
Stoke-on-Trent
Staffordshire
ST9 9BP

Phone:

Email:

Submission: Objection

Comments: We wish to object, most strongly, to this planning application, (SMD/2025/0116), for the following reasons ;

1. Loss of light.

We have an East facing window in our lounge immediately opposite the current garage.

If one tests the widely accepted ;45 degree rule;, (*see below), the proposed first floor extension, on the West facing side of the property, fails by @1 metre. ie. the imaginary horizontal line, (referred to below*), intersects with the proposed West facing wall approximately 1 metre from the right-hand end of this wall. The current single story garage is acceptable. The proposed first floor extension, above where the current garage is, is not.

(*;The 45 degree rule is based on drawing an imaginary horizontal line at 45-degrees from the mid-point of any window the light to which could potentially be blocked by the new building. If the line intersects with the new proposed new building, then this suggests light to the window will be blocked.; HPLP Solicitors.)

The proposed first floor extension also fails testing against the widely accepted 25 degree rule. See accompanying diagram.

2. Loss of amenity.

Please refer to the accompanying images, (20240318_172752 & 20240318_172810), showing the current view from our East facing, side lounge window. It does not require tremendous imagination to ;see; what would happen to this view if the proposed first floor extension, above where the current garage is, were permitted.

3. Loss of privacy.

The proposed roof terrace would offer an uninterrupted view directly into our lounge, (through our East facing side window), and the three East facing windows which we have in our kitchen/diner. From past experience, we know that the only way to minimise the possibility of the flat roof above the proposed rear extension being used as a roof terrace is to not allow access to this terrace via the proposed bedrooms 1 and 3 , and the proposed

bathroom, ie. no patio doors, French windows or Juliette balconies. The proposed rear extension is acceptable. The proposed roof terrace, and associated access points are not.

(Please refer to the accompanying image, (20240318_172752), showing the current view, from our side window, across the rear of no. 10 Spinney Close).

4. The current Staffordshire Moorlands Local Plan, Adopted refers to the need for affordable housing in the Staffordshire Moorlands 75 times. If this property was modestly renovated, then it could possibly still be considered to be affordable. If the proposed alterations were to be allowed, it would become significantly unaffordable for the vast majority of people living in the Staffordshire Moorlands.

5. Over development.

The proposed alterations to the property constitute over development.

The resulting 5 bed roomed property would be too big for the plot.

If a 5 bed roomed property was permitted, this could easily result in 6 vehicles requiring parking space. Even if the front garden were turned into a car park, at least 2 vehicles would require on-street parking. The location of this property is close to the end of a narrow cul-de-sac where on-street parking space is already at a premium.

If a 5 bed roomed property was permitted, this could easily result in 6 vehicles requiring parking space. Even if the front garden were turned into a car park, at least 2 vehicles would require on-street parking. The location of this property is close to the end of a narrow cul-de-sac where on-street parking space is already at a premium. The Consultation Response from SCC Highways does not seem to take into account the specific location of 10 Spinney Close, and the potential for difficulties with parking, and traffic flow. For illustrative purposes, please refer to accompanying image 20250412_155414, which shows a single, small vehicle parked opposite no. 10 Spinney Close.

Thank you for your careful consideration of these points.

PLEASE NOTE

a) As it has not been possible to upload the diagram and images referred to above, a hard copy of this objection, together with copies of the diagram and the images will be posted to SMDC Planning Department for viewing, and consideration.

b) We are not related to the residents of No.16 Spinney Close,.

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