
From: planningcomments@staffsmoorlands.gov.uk
Sent: 05 June 2025 09:42
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0244 Site Address: 10 Spinney Close Endon Staffordshire ST9 9BP Stoke On Trent
Comments by: Geoff Smith

From:

12

Spinney Close

Endon

Stoke-on-Trent

Staffordshire

ST9 9BP

Phone:

Email:

Submission: Objection

Comments: Planning application SMD/2025/0244 is a slightly modified revision of planning application SMD/2025/0116, which was refused on 12/05/25, and we wish to object, most strongly, to planning application SMD/2025/0244 for the following reasons ð

1. Over-development.

The proposed alterations to the property constitute over development, and ð if approved - the resulting 5 bed roomed property would be too big for the plot. The first reason listed for the refusal of planning application SMD/2025/0116 was ð

ðBy reason of its overly wide gable, significant extent of masonry, use of render and resultant loss of the character of the original house, the two-storey front extension is unacceptable and contrary to the design requirements of policy DC1 of the Staffordshire Moorlands Local Plan, Design Principles for Development in the Staffordshire Moorlands (SPG), the Staffordshire Moorlands Design Guide (SPD) and section 12 'Achieving well designed places' of the National Planning Policy Framework.ð

The only change, (which could possibly be considered significant), made in planning application SMD/2025/0244 is a narrowing of the main, front gable, (there are still 2 front gables). The significant extent of masonry and use of render, the oversized footprint and ðmassð of the proposed development, and the resultant loss of character of the original house remains unchanged.

2. Loss of privacy.

The second reason listed for the refusal of planning application SMD?2025/0116 was ð

¿By reason of its location, height and close proximity to property boundaries, the proposed balcony is unacceptable in terms of neighbour amenity impact, resulting in unacceptable overlooking relationships and intrusion of privacy.¿

Further Article 8 of The Human Rights Act ¿ Right to Privacy, (which applies in UK law) states ¿¿Everyone has the right to respect for his private and family life, his home, (and his correspondence).¿ Article 8: Respect for your private and family life | EHRC

The proposed Juliette balcony/French door, off bedroom 1, would allow easy access to the flat roof of the single story rear extension. This would then 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. Therefore, the proposed Juliette balcony/French door is not acceptable.

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

3. In the refusal ¿letter¿ for planning application SMD/2025/0116, under ¿Informative¿, it states ¿ There are no minor amendments which would make the application acceptable, either in terms of design or amenity impact, therefore no amendments have been sought at this stage.¿

Planning application SMD/2025/0244 only contains minor amendments to planning application SMD/2025/0116, and should, therefore, be refused.

4. 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.

Also, Protocol 1, Article 1: Protection of property of The Human Rights Act, (which applies in UK law), states - ¿Every natural or legal person is entitled to the peaceful enjoyment of his possessions.¿ Article 1 of the First Protocol: Protection of property | EHRC

If the proposed first floor extension, above where the current garage is, were permitted, it would certainly have a detrimental impact on the peaceful enjoyment of the views from our bungalow.

5. 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.

6. 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.

Thank you for your careful consideration of these points.

PLEASE NOTE

As it has not been possible to upload the diagram and images referred to above, a copy of this objection, together with copies of the diagram and the images referred to will be sent by e-mail today, (05/06/25), to '

for viewing, and consideration.

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