
From: planningcomments@staffs Moorlands.gov.uk
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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: Chris Herbert MSc MRICS

From:

Moorland House
Spinney Close
ENDON
Staffordshire Moorlands

ST9 9BP

Phone:

Email:

Submission: Objection

Comments: This application represents only minor amendments to the previous submission for this property (SMD/2025/0116), which was refused on 12-05-2025.

The formal refusal states that '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.'

I refer to the Delegated Decision Report of the previous submission and in particular the paragraph entitled Neighbour Amenity.

Whilst the glass and steel balustrade has been removed, the (amended) plans still seem to represent the removal of the rear window to the main bedroom and the addition of doors. To the outside face, the drawings suggest perhaps a glass panel forming a type of 'Juliet Balcony'.

The inclusion of this feature does not give any confidence that future access to the roof top could not be achieved simply by removing the panel.

There are concerns that at any point in the future the decision to not allow the creation of an outside space, can easily be bypassed creating an unacceptable intrusion on the amenity and privacy of No 8 in particular.

For information in particular to the comments made in the Delegated Decision Report (for the previous refusal) in the section entitled Design and Visual Impact.

Whilst on appearance it can clearly be stated that the front elevations to No 8 Spinney Close have been altered - they do not encroach beyond the original footprint of the property and align exactly where the garage came to when the house was built. I acknowledge that the property is extended beyond the original footprint at the rear, but can be very clear that the front elevation has not moved forwards.

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