
From: planningcomments@staffs Moorlands.gov.uk
Sent: 19 August 2025 10:42
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0347 Site Address: 21 Russell Street Leek Staffordshire ST13 5JF Leek
Comments by: James and Jean Snape

From:
23
Russell Street
Leek
Leek
Staffordshire
ST13 5JF

Phone:

Email:

Submission: Neither

Comments: We reside at 23 Russell Street in a property that adjoins 21 Russell Street. We wish to make the following comments on Planning Application SMD/2025/0347 which we hope you will consider when making your decision:

1. Boundary

The plans do not include dimensions nor make it clear how close the extension wall will be to the boundary fence at my property. The plans suggest that "Boundaries, angles and dimensions are to be checked by the main contractor prior to work commencing".

We are responsible for the fence running along the boundary which we intend to keep. We will require access to the fence for maintenance (wood and brackets etc). Similarly, the owners of 21 Russell Street will need access to their new wall/gutter for maintenance. We would respectfully ask that the need for access by both parties is considered.

We would object to the new wall hindering access and/or effectively replacing part (approximately one third) of our fence. The latter would look unsightly and alter the character of our garden. The fence would no longer run along the whole length of the outside space, making the boundary appear mismatched and disjointed. Additionally, if the wall is placed directly on the boundary, the neighbour's gutter is likely to be on our side, with rainwater running on to the fence panels rotting the wood. The neighbours would also need right of access through our (terraced) property on a regular basis for maintenance etc.

2. Potential damage to our property

We understand that work on an extension will inevitably cause disruption which would be temporary. However, as the proposed extension is extremely close to our property and the houses are terraced, We would want written

assurance that the applicant will be liable for any damage done to our property as a direct result of the extension, either while in construction or in the future.

James and Jean Snape

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