

[REDACTED]

From: [REDACTED]
Sent: 13 May 2026 17:18
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0189 Site Address: 7 Avalon Overdale Place Leek Staffordshire ST13 8LZ Leek
Comments by: B Burgess

From:
43
Westwood Park Avenue
Leek
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ST13 8LR

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I wish to object to the above Planning Application on the basis that, once the proposed extension is built, there will be significant loss of light (overshadowing) and privacy (overlooking) in respect of the rear garden area and rear rooms to my property from the new first-floor bedroom windows.

Our property is the one to be most affected by the proposed extension due to its location; (i.e. it immediately backs onto my property which has only a very small garden compared to the rest of the properties in the area). Consequently, there will be significant loss of light and shading in my small garden area, reduction of light into the kitchen/dining room and the proposed first-floor rear elevation will have sight into my private garden and sun lounge.

The side extension will bring the side elevation significantly closer to the side boundary of the property. The proposed ridge height will create an overbearing and visually dominant side elevation, particularly when viewed from our rear garden and rear-facing windows. The scale and massing of the extension, combined with its proximity to the shared boundary, will produce an oppressive and dominant structure, creating a marked sense of enclosure that will make our garden feel considerably smaller and less usable. The height and proximity of the extension will also cause substantial overshadowing of our garden. Additionally, the introduction of first-floor windows closer to the boundary will result in direct overlooking of both the rear garden and rear-facing rooms.

The existing garage, acts as a visual buffer and reduces the sense of enclosure. However, this will be demolished and replaced with a much larger built form closer to the shared boundary, fundamentally changing the private and secluded character of our outdoor space.

At present the existing garage is single storey and its flat roof design means that it has limited impact on our property. The proposal to provide a pitched roof arrangement fundamentally and unacceptably increases the overall bulk, form and massing of this element of the scheme and whilst it is accepted that it does have a slightly

lower ridge than the main building it would by virtue of its increased size, scale, form, design and positioning in close proximity to the shared boundary result in an obtrusive and overbearing form of development that would result in loss of outlook, privacy and daylight to ourselves.

The council's own adopted Space About Dwellings Standards require a separation distance of 14 metres between the rear elevation of a dwelling containing principle windows and a blank facing gable elevation.

A separation distance of 9.8 metres between the rear of our dwelling and the side elevation of the garage exists and the proposed development falls significantly short of this standard. The guidance states that the 14m distance can be reduced to no less than 11m for bungalows and other single storey developments. At 5.7m high the increased gable wall height and accommodation of significant rooms within the roof space this property with its proposed dormers to accommodate the alterations must be considered as a two-storey development rather than a bungalow. Even if the reduced distance of 11metres is applied the proposal would still fall short of the council's own guidance which has been adopted to safeguard amenity. The loss of daylight and outlook and the over bearing and oppressive nature of the proposed development would be further exacerbated by the juxtaposition of the dwellings with the application site lying to the south east of our dwelling. This means that for the majority of the day the existing dwelling already reduces the amount of daylight afforded to the rear of our property and that only when the sun is in the west in the late afternoon do we benefit from its full exposure. The proposed development would only serve to increase this existing harm further.

The submitted plans show that the extended garage would not contain any first-floor accommodation and it is therefore respectfully suggested that the proposal could be significantly reduced in terms of its height and massing without reducing the level of accommodation sought.

Loss of Light

The extension plans do not indicate the height of the proposed side elevation where the existing garage and flat roof will be replaced with an extended pitched roof adjoining the main elevation together with an additional pitched roof at 90 degrees over the proposed extended lounge, wet room and garage area.

Extending the first floor in the manner outlined on the plan, it appears that we will now be faced with a 'gable end' wall for a substantial part of my garden which is already shallow in depth.

I believe that there will also be a reduction in light to our kitchen and sun lounge which overlook the back garden.

Loss of Privacy and Overlooking

The new dormer windows to the first floor of the rear elevation will create direct views into our private garden area and also into the sun lounge at the rear of my property.

Overbearing Impact and Loss of Light

As indicated above, the side extension, by its very bulk will dominate the outlook from our kitchen/dining room windows and also our sun lounge windows which overlook our small garden. This, in turn will cause overshadowing to our garden and outdoor space.

Overdevelopment

As stated earlier, I believe that the extension will lead to inadequate separation distance between the rear elevation of my property and the new 'gable end' that will be created by the addition of the first floor and new pitched roof over the existing garage. This contravenes the standard contained within the Staffordshire Moorlands Local Plan Guidance Appendix 3 'Space About Dwellings'.

Because of the large existing plot size of 7 Overdale Place there will not be disproportionate plot coverage by the extension. However, if it were to be added onto the other side of the property (i.e. adjoining 5, Overdale Place), it would mirror the new extension added to that bungalow and not cause any loss of light to my property.

Whilst I am not aware of any planning implications regarding drainage from the property, I am aware that a drainage pipe runs directly underneath my garden and down by the side of my property, presumably from the adjoining property at 7 Overdale Place and out onto Westwood Park Avenue. I presume that any construction will require compliance with Building Regulations regarding drainage.

On a more minor note, the application indicates that the proposed extension and alterations would be supported as being in-keeping with other properties in Overdale Place. However, whilst other properties in Overdale Place have been extended, none of them have dormer windows and none of the extensions affect neighbouring properties due to the size of plots.

The pre-application advice also indicates that materials used would replicate much of those used on the neighbouring property, 5 Overdale Place and which were similar to those used at 2 Overdale Place. However, the

materials used and finish applied to Nos 2 and 5 are significantly different as No. 2 has a rendered off-white finish while No.5 is finished in block. The remaining 3 bungalows in the cul-de-sac consist of brick as per original build.

I trust that you will take consider my objections when determining the application.

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