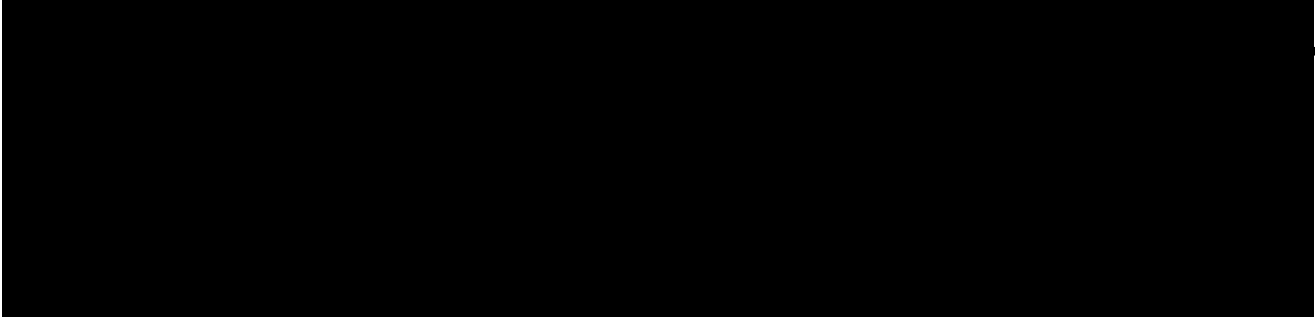




Application Reference No. : SMD/2026/0317 Site Address: 153 High Lane Brown Edge Staffordshire ST6 8QA Stoke-On-Trent Comments by: Brian and Lyn Boardman

From:

151
High Lane
Brown Edge
Stoke-on-Trent
Staffordshire
ST6 8RT



Submission: Objection

Comments: We have discussed the proposed extension with our neighbours and they are aware of our objections. After taking professional advice our comments are below.

This two-storey side extension above the existing garage will be just 2.6m from our bedroom window which is 2.4m wide. The space regarding dwellings guidance for Staffordshire Moorlands sets out that 14m should be achieved between principal windows and a flank wall which has no principal or obscure glazed windows.

Point 5 of Policy DC1 of the adopted Local Plan sets out that all new development must protect residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook and privacy.

The proposed first floor extension over the garage will breach the 45-degree line of sight in both directions from our bedroom window. In particular the addition of the balcony privacy screen to the rear of the dwelling would entirely impede the 45-degree line of sight to the rear of our bedroom window which would have a detrimental impact upon the outlook from this window and would result in undue harm to the residential amenity of our bedroom.

In addition to this the extension would breach the 25-degree line of sight from our bedroom window. The extension would bring the built form on the neighbouring properties site to within 2.6m from our bedroom window and would be overbearing and dominant with its excessive roof form and distance from our boundary.

The overbearing impact will create a tunnel effect and an unacceptable overbearing outlook.

Our bedroom window has enjoyed uninterrupted light for the 33 years that we have been living at this address. This room is an active living space being used as a playroom, a quiet reading area and a study area. We believe that the loss of daylight to a principal room will have a massive impact.

In addition to the impact of the proposed two storey side extension, we wish to object to the proposed balcony. Whilst we note that a conservatory is not a principal room in normal circumstances, ours forms part of our living room which is a principal room. The proposed balcony would allow users of the balcony clear and uninterrupted views into our conservatory.

The balcony would also provide users with views into our private garden and patio seating area which would result in harm to our privacy. We use these areas daily in the warmer months and would like to continue to use our garden without our privacy being impeded.

Despite the applicants attempts to screen the balcony with a privacy screen on our side, the alignment of the balcony with our conservatory and patio area would allow users to stand at the edge of the balcony and overlook our property in particularly sensitive areas.

A balcony encourages their users to linger longer than would usually take place from a window or Juliet balcony due to the opportunity to sit or admire views from outside. We would therefore request that the application is refused on this basis.

Our comments below relate to their supporting planning statement. For the purpose of clarity, their comments are quoted below followed directly by our response.

Quote 1

"149 High Lane, located on the other side of the neighbouring bungalow at 151 High Lane, has also been extended with a comparable two-storey garage and bedroom-over arrangement under SMD/2000/0763. This demonstrates that a similar form of second-storey extension has already been accepted in very close proximity to the bungalow property."

Response 1

The extension at 149 High Lane is 7.5m away from our bungalow on a much lower land level and as such the impact of the extension is significantly less than the proposed extension at 153, there is absolutely no comparison between the two. Of note, the moss/debris from the hip roof at 149 falls onto their own property as there is a one-metre-wide path between the boundary fence. The debris from the proposed hip roof at 153 will fall onto our property. Our car is often parked at the rear of the drive in the space between the two properties to protect it from winter frosts and high temperatures in the summer. Debris from their roof will fall onto our car.

The other approved plans they are quoting to support their application also have a roof where the debris falls onto their own property and none have extensions facing a primary window.

In addition to this the guttering and eaves proposed overhang the boundary of the application site. Certificate A has been signed on the application form however due to the proposed overhang the extension would impose over the property boundary line. Certificate B should have been signed with notice served on us due to this.

Quote 2

"The adjoining bungalow at 151 High Lane has also been altered through loft accommodation."

Response 2

This is incorrect, the property was built this way.

Quote 3

"Daylight, Sunlight and Outlook

The affected north-east facing window does not currently benefit from an unrestricted open aspect (Appendix B) and already overlooks the existing garage roof and side elevation of the application dwelling. The proposal therefore extends an established built relationship rather than introducing development into a previously open gap between properties."

Response 3

The current gap from our bedroom window to the existing house wall is approximately 6.6m. This gap was acceptable to us when we bought our property in 1993 as the single storey garage roof is below our window and does not impede the light. The proposed extension will only leave a gap of 2.6m. The development would result in a significant and unacceptable loss of outlook and light to our bedroom window. The development breaches the council's space about dwellings guidance and as such we would request that this application be refused.

Quote 4

"The loft room benefits from two large windows on separate elevations. Whilst the outlook from the north-east facing window will change, the room will continue to benefit from a large south-east facing window which remains entirely unaffected by the proposal. This window provides the principal source of natural daylight due to its SE outlook and sunlight to the room and will continue to provide appropriate levels of light, outlook and ventilation."

Response 4

When viewed from the outside it appears to be a large window however only 1.4m is in the bedroom which measures 4.4m x 3.7m the other portion is on the landing. The principal source of light to serve this large room is from the north-east facing window which is 2.4m and receives all the early morning light which will be entirely blocked with the proposed extension.

Quote 5

"The proposal would not result in the loss of a habitable room window, nor would it leave the room reliant upon limited natural light. Whilst there will be some change in outlook, the room will continue to benefit from acceptable levels of residential amenity. It is therefore considered that the proposal would not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring occupiers."

Response 5

This is a gross understatement, as stated above we refute this claim from the applicants. This development would have a significant impact on our property.

I would kindly request that the planning officer visits our property to gain a true perspective from our bedroom window to assess the massive impact this proposed extension will have.

As noted above the proposed two storey side extension and the proposed balcony would be contrary to Policy DC1 of the adopted Local Plan and would be in breach of the Council's Space about Dwellings Guidance. The proposed development as such would result in undue harm to the outlook and would result in loss of light to our bedroom window and the balcony would result in an unacceptable loss of privacy to our conservatory (living room) and our private garden area.

Our comments do not relate to any ground floor or lower ground level extensions or alterations to the dwelling. We would have no objection to these works.

I have attached photographs in support of our objection:

Image 1 and Image 2 ¿ shows the current outlook to the front of the property.

Image 3 ¿ is the current outlook to the rear of the property.

Image 4 ¿ is an AI generated image from photo 2 of the likely impact.

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