3rd December 2016

Planning Support
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Sir,

Application Number	**SMD/2016/0716**
Applicant's name	**Rayne Holdings Limited Mr Simmill**
Location	**Palmbrook, Foxt Road, Foxt**
Proposed Development	**Construction of detached dwelling with integral garage on garden curtilage belonging to Palmbrook, to include demolition of existing car port and landscaping to widen access driveway.**

We object to this development for the following reasons:

1. Our house, **Rockside**, is next door to the proposed construction site. The distance from our house to the wall of the proposed dwelling would be only 0.9 metre, according to the submitted plans. If our house should require maintenance on that side, for example the need to erect scaffolding, the gap between the houses would not be wide enough to permit this.

2. The ground level of the proposed site is approximately 0.5 metre above our house's damp proof course. Currently there is a low retaining wall in the garden of Palmbrook, approximately 1 metre from the wall of our house, preventing the damp proof course being compromised. If the new build goes ahead this wall will have to be demolished; there is no explanation, in the submitted plans, to guarantee that the finished ground level of the new build will be below our damp proof course.

3. The work required to construct the foundations of the new build will be very close to our house and may put the foundations of our house at risk.

4. The value of our house will be reduced by the building of another property so close.

5. If the development in the garden of Palmbrook is permitted we fear that an unfortunate precedent will be set and there will be further infilling.

Staffordshire Moorlands District Council is planning to make Foxt a Conservation Area. Councillor Edwin Wain, cabinet member for planning, development and property at the council, has said that: 'The Staffordshire Moorlands is rightly regarded as amongst the most beautiful regions of the country and we have a responsibility to preserve the special character of this area for future generations to enjoy as much as we do today'.

Conservation Area status is supposed to protect the village from unwanted development, with residents having a greater say on its future. We consider that the proposed development will be contrary to this tenet.

Yours faithfully,

Neil Walker Julie Walker

Neil & Julie Walker

Rockside
Foxt Road
Foxt
Stoke-on-Trent
Staffordshire
ST10 2HN