PHILIP J CLAY
ARCHITECTURAL

Telephone and Fax.: 01903 815889
Email philipjclay@yahoo.co.uk

Byways
Castle Lane
Bramber
Steyning West
Sussex
BN44 3FB

Document reference: 1700Let6.SMDC.P

Planning Department,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
LEEK,
Staffordshire
ST13 6HQ

20th August 2009

09/00844 FUL SMD

Dear Sirs,

Proposed Replacement Dwelling at Lower Manor Farm, Draycott

Planning Portal reference___:_____

Following the refusal of the previous application, 09/00125/FUL, for a new dwelling at the above and With reference to E- mail correspondence with Ms Lisa Goldstraw, I now enclose herewith the new Planning Application for a replacement dwelling, this is to a revised design to be comparable to the existing structure in its dimension form and structure and with the replacement dwelling sited closer to the road.

The building is proposed to be sited 1.2 metres behind the existing dwelling.

The setting back of the proposed house it to afford a better standard of living to the proposed occupants , my clients Mr. and Mrs. Walker, and any future occupants.

The current location close to the busy Uttoxeter Road, is unsatisfactory as the proximity to the road provides an unacceptable standard of living, due to traffic noise and atmospheric pollution both of which are evident in warmer weather when there is a necessity to open windows, on many occasion this is not possible due to the fore mentioned problems. With Mrs. Walker's asthma problems some times opening windows is not possible.

The proximity of the existing dwelling to the road also raises safety concerns with vehicles leaving the road and colliding with buildings: This has become a regular feature of national and local news nationwide.

Under Human Rights requirements people have the right to live in security, peace and dignity, and includes;

- The human right to adequate standard of living
- The right to the highest attainable standard of physical and mental health
- The right to a safe and healthy environment
- The human right of the child to a safe and healthy environment
- The human right of the child to an environment appropriate for physical and mental development
- Improve the standard of living to the occupant with the constant problems of dealing with rising damp, condensation, and the associated problems of mould etc. and other resultant health problems

None of these points are fully attainable with dwelling in its current location, providing the set back as shown would not totally alleviate the problems completely but would;

- Allow the greater dispersal of airborne pollutants thereby reducing the effect on and in the dwelling, improving the environment both internally and externally for any future occupants for children and adults alike
- Have a major improvement by reducing any risk of vehicle impact with the dwelling, providing a safer environment for children and adults alike
- Reduce the effect of traffic noise on the dwelling allowing the occupants a reasonable standard for health, both physical and mental for children and adults alike

The new dwelling will;

- Vastly improve the energy efficiency over the original building being as it will to current stringent requirement for insulation and energy efficiency as required by the Building regulations
- Be fully "Part M" compliant for disabled person to use
- Have improved access to the front door and level thresholds for disabled access
- Be set back providing a safe zone in front of the house improving the environment and safety for visitors and residents alike

The new building has been design to replicate the existing to minimize any visual impact on the street scene having due regard for the proximity to the Listed Building, "Manor Farm".

The cost of refurbishing the existing dwelling is more than double the cost of new build a Structural Survey report on the existing building is enclosed as is a spread sheet giving basic cost of this work; although further costs are envisaged as more work is always revealed as work progress there fore a contingency sum would have to be included in any builders tender for the work of a further £20,000.00.

Further costs would certainly be incurred at regular interval as on going maintenance would be required to the structure as some defects such as the spalling brickwork are not repairable save for a complete replacement. Any work would not prevent the eventual requirement for the replacement of this building

It has been clearly demonstrated by the historic title deeds and Mapping the building has been a independent agricultural unit, separate from Manor Farm for at least 100 years, possibly longer and therefore not part of the Curtilage listing of the adjoining property.

Should you have any require any further information please do not hesitate to get in touch.

Yours Faithfully,

Philip J Clay