Mrs D. M Mason
'The Crescent' Moss Hill,
Stockton Brook,
Staffordshire
ST9 9NW
13th July 2017

Staffordshire Moorlands
District Council
Planning Support Customer Service

RE:- Building Proposal in Moss Hill.
Application number SMD/2017/0417

To Whom It May Concern,
I am writing in response to a letter received at the above address regarding the proposal made for the demolition of outbuildings and erection of a new dwelling at Rose Cottage, Moss Hill, Stockton Brook and to express my concerns and objections regarding this proposal.

The first concern I have is regarding a reduction in light and privacy to 'The Crescent.' The proposed planned building is directly opposite the entrance to the house in which my family and I live and own. We live on a hill and the land opposite our house is elevated. A two story building on the planned site would appear much higher than a two storey building when viewed from our house. Indeed such a building would block out the light from the kitchen of our house, which is positioned opposite the planned building. A window is also proposed on the gable end of the house that will directly overlook our garden and kitchen windows meaning that our privacy, the reason we purchased the house, will be severely compromised. This will also affect the value and saleability of our property.

The next concern I have regards safety. It is already difficult to exit the entrance from our house due to the volume of traffic that cuts through from Brown Edge to Stockton Brook on a narrow lane and it can at times be dangerous. An extra property will add to an already busy route and cause even more problems accessing and exiting my drive. It will also be dangerous for any pedestrians, namely schoolchildren, walking in this area as there are no pavements on this part of the lane. Navigating the traffic to exit the drive is difficult at the best of times but should building work take place it would cause havoc to traffic using the lanes and to residents as diggers and building materials are delivered.

The third concern is regarding flooding. We have had a number of problems with flooding in the drive over the 24 years that we have lived here and have had to put in measure to ensure that neither the garage or the house are flooded. An additional property and disturbance of the land would only add to this problem.

Another concern is the environment and wildlife. Residents in this area look after the environment and are keen to protect the wildlife and any work would disturb their habitats. I have seen several badgers in the area of the past few years and know that these are protected.

The next concern is a health concern regarding rodents which are prevalent in the area due to the existing watercourses in the area and barns and outbuilding.. Rodents are disturbed by construction work. The potential health hazards such as Weil's disease are well known.

Finally, my last concern is regarding planning for future development in the area. Once a planning proposal in the area has been granted this will open the floodgates for other applications in the area which would further compound all the above concerns raised.

Yours Sincerely
Mrs D. M. Mason