"Hill Top"

Clewlows Bank

Bagnall

Staffs

ST9 9LP

30.09.2017

Planning Support

Staffordshire Moorlands District Council

Moorlands House

Stockwell St

Leek

ST13 6HQ

Dear Sir/Madam,

Re Application Number	**SMD/2017/0542**
Applicant's Name	**Paul Brookes**
Location	**Bruland, Clewlows Bank, Bagnall**
Proposed Development	**Detached dwelling with attached garage**

In response to your letter of 19.09.2017, we strongly object to the proposed development of a detached dwelling with attached garage as follows:

Reference P.A. Architecture and Design Access Statement:

- **2.05.** the proposed development of a two storey house at a higher level than Bruland and that of the neighbouring properties on Clewlows Bank will give rise to greater impact. The proposed property, (Block Plan 1:500), appears to be very close to the boundary fence and will totally dominate the view from our home and garden
- **2.08.** trees and shrubs on the eastern boundary are at present, giving reasonable natural screening to Bruland, but would certainly not screen the proposed dwelling

- **3.03.** the proximity to the boundary between Grayford, Hill Top and Beech Hey would produce a significant effect with loss of privacy, outlook and light, a loss caused by the domination of a two storey dwelling topped by a steeply pitched roof
- **3.05.** the proposed dwelling could well lead to the removal of mature trees, rather than 'thinning and pruning'
- **3.06.** we have lived in Bagnall for more than thirty eight years. During that time we have seen, at certain times of the day, a considerable increase in the volume of fast moving through traffic on Clewlows Bank. The increased use of the private drive, situated on a bend, could well present a traffic hazard when used by two properties
- **5.02.** the proposed dwelling will not compliment the existing surrounding properties; it will devalue them. The size of the rear gardens of the existing properties are not there to aid planning permission for the proposed dwelling. Is Mr Brookes trying to gain planning permission at the expense of his neighbours, in order to sell Bruland?

Reference Application for Planning Permission:

- **12. Assessment of flood risk**: The proposed development will use soakaways to drain away water from the roof. As this is a non-porous clay soil, and the proposed development will be at a higher level than Hill Top, Grayford and Beech Hey, this will cause excess surface water run-off into these neighbouring gardens, increasing the risk of flooding.

Reference 24 Site Visit:

- the applicant states the site cannot be seen from a public road, public footpath, bridleway or any other public land; it is visible from the village playing field and right of way footpath through Manor Farm.

If you wish to see for yourselves the effect the proposed dwelling would have on Hill Top, you are most welcome. Please ring: [redacted].

Yours faithfully,

Mr. and Mrs. P. L. Watts.