

F T & MA Keepax
2 Anvil Drive
Biddulph
Stoke on Trent
Staffordshire

19th April 2021

Staffordshire Moorlands
District Council

Re Planing Application Number SMD/2021/0189

We wish to object to this application and list our views below.

- 1/ The plan submitted shows a property which we consider to be an over development of the land available and not in keeping with the only two other properties in Anvil Drive.
- 2/ The plan does not give an overall width but from dimensions available, appears to be approximately 12 metres wide. The land available between the incomplete side retaining walls seems to be less than 13 metres leaving no room for side access.
- 3/ With little or no room at the side of the proposed building, we question how they intend building the house without room for scaffolding? This also raises the issue of the placement of foul and surface water drainage and where they propose connecting as we will not allow disturbance of our property or systems.
- 4/ With regard to surface water we have on many occasions had water running from that land out onto Anvil Drive leading to the suspicion to the existence of an underground spring. One incident after heavy rain had a river like flow down the drive flooding several houses in Smithy Lane.
- 5/ From the plan it seems there is only the front door to enter or exit the house. With the lack of side or rear access this must create a safety issue in the event of fire or accident.
- 6/ The roofspace storage with staircase access, 2 sub divided rooms with doors and 5 number velux windows which will overlook a number of properties to the rear. This can only be considered as 2 additional bedrooms.
- 7/ A 4 bedroom house (possibly 6) of such size must include children if not now at some time in the future and yet there is no provision for a garden or private outside area for relaxation as exists in both other properties.
- 8/ Anvil Drive is a single track, unmade road privately owned but with access. We do not believe it is accurately shown on the drawing and calls into question where construction workers would park and materials be stored during the period work is in progress as the size of the house only allows space for 2 cars and refuse bins. With such limited space available for a property of such size where would youngsters from within the house or visitors be expected to park without

compromising turning or access to the other 2 properties.

- 9/ Whilst we appreciate the application is at an early stage it must surely be best practice to have all details accurately submitted of such things as proposed foundations and retaining walls preferably by a suitably qualified person to eliminate possible civil disputes later.
- 10/ We would also like to add whilst not directly involving the building of the house, the entry to Anvil Drive and exit into Smithy Lane is becoming more of a hazard. There are blind bends in either direction along with a Premier Mini Market at one of them. During the school run (Woodhouse) time and other peak periods the risk of an accident will only increase.

Yours Faithfully

Frank & Mandy Keepax