

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 29 April 2021 22:40:40

Application Reference No. : SMD/2021/0183

Site Address: Moorside 105 Woodhouse Lane Biddulph Staffordshire ST8 7RN Stoke On Trent

Comments by: Angela Sykes

From:

Broughs Farm
Chapel Lane
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST8 7JZ

Phone:

Email:

Submission: Objection

Comments: Dear Sir/Madam,

RE:

Application number: SMD/2021/0183

Location: Moorside 105 Woodhouse Lane, Biddulph

Proposed Development: Demolition of existing single storey outrigger and Single and two storey extensions to rear

We wish to object to the above proposal for the following reasons:

1. The proposed balcony at the rear southern elevation would overlook our property, gardens and land as it directly faces the rear of our property, resulting in a loss of privacy. We also have concerns about potential noise levels, music, light pollution during the evening if the balcony is used for parties, barbecues, entertaining etc, which likely it will be. As we are a registered agricultural holding, we have farm animals grazing in the neighbouring field. We would question the need for a balcony and, if it is considered acceptable, could the applicant consider facing it to the west only and screening the southern side to reduce overlooking.
2. There is a public footpath immediately adjacent to the proposed development, running alongside the hedge on the western boundary. Our main sewerage follows the line of the public footpath down to the corner of Woodhouse Lane. The applicant would need to ensure any works, as a result of the proposed development, do not disturb or damage our sewer pipe. In addition, there is a 6-inch land drain that also follows the hedgerow which runs from Chapel Lane all the way down the footpath and down the field coming out at Woodhouse Lane; again the proximity of this would need to be taken into consideration during any development works.
3. We would request that the existing established hawthorn hedgerow on the western boundary is not removed. A large area of the hedgerow on the southern field boundary has already been removed by neighbouring residents without consultation, and this not only has a detrimental visual impact, a loss of amenity and a loss of habitat for wildlife but on a more practical level also affects stock proofing for us. According to the applicant's 105WL-07 Site Block Plan as Proposed, there is a distance of 2.7 m from the edge of the building to our boundary. We would request that boundaries are checked and verified.

Yours faithfully,

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