

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 28 July 2021 21:22:43

Application Reference No. : SMD/2021/0462 Site Address: Meadow View Clewloes Bank Stockton Brook
Staffordshire ST9 9LP Stoke-On-Trent Comments by: Mr & Mrs B Hubbard

From:

Jacynth
The Avenue
Stanley Moor
Stoke on Trent
Staffordshire
ST9 9LW

Phone:

Email:

Submission: Objection

Comments: The topographical survey submitted with the application shows that no ground levels have been taken on the north side of the site (side B) and the boundary line is marked as 'assumed'. The plans show a small retaining wall on the east and south sides of the proposed bungalow but take no account of the ground levels on the north side. Our garden is to the north of the site and at a lower level, stepping down towards the house in a series of terraces. The difference in level between the development site and the top part of our garden varies from approximately 1.0m at the north west corner of the Annex to 1.6m to the top terrace level at the north east corner of our garden (which then falls away). The 2.0m high wooden panel fence sits on top of our neighbour's wall.

We are very concerned that the wall is not a retaining structure and is not suitable to take the loads of the proposed development. The wall was originally a simple boundary wall and ground levels on the south side were raised in the 1960s without any improvements or strengthening works being carried out. The wall was therefore not designed to be a retaining structure. Some minor support was constructed on the north side some years later. When the Annex was built, the existing wall alongside was replaced with a new blockwork wall. We understand that land stability and the consideration of ground conditions are material planning conditions under the National Planning Policy Framework and the responsibility for land stability rests with the developer.

There are large laurel trees along the northern boundary of the site and whilst we appreciate that many of these will need to be removed for the proposed development, we are concerned that removal of the associated roots will also affect the stability of the stone boundary wall. Similarly, the stability of the blockwork wall needs to be considered during demolition of the Annex.

The application form states that foul and surface drainage will be to main sewers, which we expect will drain away from our boundary. Please can we have further clarification of the surface water drainage as there is an ongoing problem of water running from the property onto Clewloes Bank, creating a hazard especially during icy conditions. The new parking area for Meadow View will require removal of the waterfall garden feature which we believe may be the cause of the drainage problem but further details would be appreciated. In addition, groundwater flow towards our property is likely to be affected by the works.

The proposed bungalow will be taller than the existing Annex building, which we feel will create a more 'built up' environment. The Design & Access Statement concludes that the proposal will be 'less visually prominent than the existing Annex' but this only considers the view from Clewloes Bank, not from adjacent properties. The plans don't show any proposed ground levels or building heights which would enable us to fully understand the impact of the increase in building height.

The proposed bungalow appears to be set back from our boundary, therefore it is unlikely that the foundations and rainwater goods will cause trespass.

The proposal does not include any details of replacement fencing on the boundary. We would appreciate details of how our privacy will be maintained.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
