

25th May 2022

Planning Department
Staffordshire Moorlands DC
Stockwell House
Stockwell Street

Dear Sir/Madam

**RE: APPEAL FOR 155 CONGLETON ROAD, BIDDULPH, STAFFORSHIRE, ST8 6QJ,
APPLICATION NO. SMD/2022/0033**

155 Congleton Road

Walking passed the house it gives the impression of a property with character, being double fronted the feeling of something extra, at least three/four bedrooms and with the driveway and garage a touch of grandiose. It appears plenty big enough, until it is realised that it is only a two bed roomed house and basically what you see is what you get.

From one point of view having two reception rooms has advantages as someone can be doing their own thing, or when it comes to decorating things can be closed away and life can carry on relatively normally, but we aren't able to link the two rooms, so have difficulty having the wherewithal to seat a number of people.

Also from inside, the room on the left, gets the first morning sun but then is colder and darker for the rest of the day. Hence the use of the room on the right. But though this room has the sun until late morning/early afternoon it also suffers from more problems.

The most noticeable being the petrol station and the main road. When the house was purchased in 1984 the section opposite was part of a garden, and the road nowhere near as busy.

In 2003 the forecourt arrangement was altered to its current layout, with the shop, air pressure, vacuum and exit being directly opposite our window. We had no opportunity to object to this situation due to the planning regulations of the time. Over the years we have had to put up with the noise from the car wash, particularly in 2018/19 when the front door broke, but also the side door being left open. The lights remaining on all night for a number of years. Tankers arriving overnight, papers being delivered with the van's headlights facing us. Sights from people using the vacuum that doesn't leave a lot to be desired of, or the noise from car stereos to name a few! And the worst is the car lights as they wait to turn out into the road.

The road (A527) has since the Biddulph Relief Road and the opening of the Tunstall bypass become as busy, if not more so than the A34 with lorries using this route from the Potteries to Manchester.

From single glazed windows we changed to double glazing around 1999/2000 and now the noise is far louder than it was with single glazing!

As our bedrooms are over the two reception rooms we have no way of escaping the noise or the light from the front. This has become more noticeable since we have retired as we are spending more time in the house.

Though the drive is large there are reasons as to why we have not asked for an extension on that side. Mainly it doesn't address the problems at the front. But it also has cables underneath the section by the side of our garage that go to the Biddulph Arms substation at the back of what was the Biddulph Arms gardens. The electricity company requires 24 hour access and they have parked in the driveway to prevent additional parking and reduced visibility for drivers at the front. Similarly there is a communal drain that covers 153, 155, 157 and 159 and so access is needed to that.

Unfortunately 155 and 157 were owned by the same family previously and to allow a garage/kitchen extension to be added to 157 the boundary was restricted on 155, meaning it is no longer possible to get to that side of the house, and obviously means the houses are closer to each other than they would have otherwise been.

It should be shown that 155 is not in an exact line with 153 and 161, and 157 and 159 are on a slight angle, so the extension would only step approximately 3 metres further than the rear of 157; the window on the side is actually on the landing. And the kitchen window would acquire light at a different angle from our property.

As to the houses at the back, again there is a slight angle, and we would hope that no one would be purposely looking into other bedroom windows.

This design was considered complimentary to, and not overpowering of the original house. We took the well-being of our neighbours into the equation as we certainly would not want to detrimentally affect them.

Because of the factors shown we have looked at trying to find another house to facilitate our requirements, but it is impossible to find something so close to the town centre or at a realistic cost, hence the proposed extension.

Eric has lived in the Biddulph area all his life and would be sad to leave an area that over the years he has helped through various groups, societies and forums to retain its heart and soul. And having lived in the area for over 25 years I can appreciate the advantages of living where we do.

We see the only way is to extend at the back. It would give us an open space more in keeping with 21st century living and allow us to take advantage of a larger lounge and a quieter room to sleep in. Therefore, meeting our needs for the present and future living.

We therefore hope you can reconsider this decision,

Eric and Marta Cox