

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/B3438/W/24/3347339**

#### DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3347339

Appeal By MR. & MRS. J OLPHIN

Site Address  
The Beeches, 22 Jasmine Close  
Blythe Bridge  
Staffordshire  
ST11 9RS

#### SENDER DETAILS

Name MR DAVID WILLIAMS

Address  
High View  
Foft  
STOKE-ON-TRENT  
ST10 2HN

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

## YOUR COMMENTS ON THE CASE

I wish to support Staffordshire Moorlands District Council's view that the 'variation or removal of Condition 4 in relation to SMD/2022/0371' (with the exception of the facility to construct a porch that has already been waived) is retained and enforced, in relation to the change of use from a residential annex to a permanent dwelling house - SMD/2023/0610. This is to ensure that the site does not become over developed with further extensions.

The site is not a large one and therefore the amenity of No.20 and No.22 Jasmine Close, in particular, would be impinged upon due to their immediate proximity to the No.22 Annex.

Consideration should also be given to the fact that any further development of the No.22 Annex by the addition of further extensions will be upon the flood plain of the River Blithe, which with its large catchment area is prone to flooding in this area – twice in recent memory. Recent residential development of land on nearby Uttoxeter Road has taken flooding into account, with new dwellings being raised by approximately one metre above the fronting highway. Spot heights of all locations can be checked on Google Earth, with the levels at No.275 Uttoxeter Road being used as the reference point for the above mentioned Uttoxeter Road Development. It should be noted that the principal flow of the River Blithe runs immediately to the rear of No.22 Jasmine Close, and is constrained by the Blythe Bridge Railway Station and track bed, and not the secondary river flow to the north of the new Uttoxeter Road development. This secondary flow is minimal to near stagnant.

Finally, there are concerns regarding further increases in vehicles crossing the footpath to the neighbouring garages that would result from allowing extensions to be added to the No. 22 Annex. Although the SMD/2022/0371 grant stipulates that when the existing hedge is removed it must be replaced by a low wall, those vehicles leaving No.22 will do so close to a laurel hedge on the other side of the driveway that obscures the presence of a public footpath as well as part of the footpath to the garages. Since a number of small children regularly cross the No.22 access and even play ball games close to the access, any further development of the site would be to create additional hazards to them.

In light of the above I urge the inspector to dismiss this appeal.