

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 February 2025 18:10:08

Application Reference No. : SMD/2025/0019

Site Address: 97 Brooklands Ash Bank Road Werrington Staffordshire ST2 9DS Stoke-On-Trent

Comments by: Gail Bailey

From:

99

Ash Bank Road

Ash Bank

Stoke on Trent

Staffordshire

ST2 9DS

Submission: Objection

Comments: 1. The proposed development, when taken cumulatively with the previous extensions to the property would result in a disproportionate addition over and above the size of the original building. Therefore, the proposal would be inappropriate development in the Green Belt and would be harmful to its openness. No very special circumstances have been identified to outweigh that harm and the proposal would therefore not comply with Policy SS10 of the Staffordshire Moorlands Local Plan (2020) or Section 13 of the National Planning Policy Framework (2019). This is in line with the previous planning refusal.

2. Please note the drawing showing the exiting plan is inaccurate and misleading. It suggests that there was an existing store to the rear of the building. This is not the case. Previously there was a small stand alone shed here which was not part of the rest of the house. Please refer to the drawings submitted with the 2022 application which clearly demonstrates the correct building layout. You are already in possession of a photograph of this shed and we have further photographic evidence to demonstrate that no building or foundations existed. This shed has now been removed and new footings have been installed!

3. No party wall agreement has been put in place despite deep excavations requiring scaffolding to support our home whilst the new footings are being constructed without any planning approval.

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