
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0290 Site Address: 5 Elliot Drive Werrington Staffordshire ST9 0HD Stoke-On-Trent Comments by: Glyn Gane

From:

2 Elliot Drive
Werrington
Armshead
Stoke-on-Trent
Staffordshire
ST9 0HD

Phone:

Email:

Submission: Objection

Comments: Observations of Drawing No.GNC/25/156/1

The existing RWC/GIG gully on the corner of the existing utility room catches all the rainwater from a 30 metre sloping drive. This gully is connected to the main sewer. If this gully is covered, the whole drive will flood. The other gullies are only soakaways. The drawing show the main gully is covered by the proposed extension.

The drawings do not show any new additional drainage to cope with the very large flat roof.

The household is a 3 car household and the proposed drawing only provides parking for 2 cars.

The scale f the 1/500 drawing does not seem accurate as one of the vehicles is 4.9 metres long and will protrude onto the roadway. No existing trees are shown on the drawing.

The 2 cars may park together but will be unable to open the doors.

The cars will reverse out onto a blind bend.

The 3rd car will be parked on the roadway blocking access by emergency services.

There is a mature Ilex tree on the proposed parking area, approximately 5 metres tall, this is visited by a small flock of Redwings late November every year.

There is a mature Corylus Avellana Tree (Hazel) which acts as a screen, this is not shown on the drawings.

The application states that no trees will be removed. If any trees are removed it will impact on our privacy.

The drawings do not show provision for the 3 refuse bins, at present these are kept on the existing drive. If these are left on the roadway they will be unsightly and cause a hazard.

The drawings show 4 new doorways with the doors opening outwards onto oncoming traffic at the narrowest part of the roadway.

The removal of the existing pitched roof may expose grey block work which will be unsightly. The ridgeline is sealed with heat gun applied flashing which will have stained the existing bricks with tar.

The provision of exterior cladding is not in keeping with the local area and will give the appearance of a static caravan fastened to the existing building.

Thank you for your consideration

Mr & Mrs Gane

2 Elliot Drive

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