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**From:** planningcomments@staffs Moorlands.gov.uk  
**Sent:** 28 July 2025 19:24  
**To:** Planning Comments (SMDC)  
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : SMD/2025/0325 Site Address: 4 Philip Lane Werrington Staffordshire ST9 0ER Stoke-On-Trent Comments by: Mr Mrs Finney

From:

6  
Philip Lane  
Werrington  
Stoke-on-Trent  
Staffordshire  
ST9 0ER

Phone:

Email:

Submission: Objection

Comments: The proposed changes at 4 Philip Lane are considered positive however there are various concerns that we would like considered.

Flooding is a significant concern. The severity and frequency of flooding events has increasing following the construction of the existing sunroom and side extension. The use of soak aways is especially concerning knowing that the properties are built on sandstone and clay; please also consider the significant height difference between Number 4 and 6 Philip Lane (approx. 75cm). Has a ground survey report been done to determine the suitability/depth of the soak away?

Potential for damage, staining or soiling of new block pave driveway. The latest driveway has been installed within the last 12 months following flood damage to the previous iteration.

Potential for damage to existing boundary wall when foundations are dug

Potential for damage to existing garage wall when foundations are dug.

Repair to garage roof when existing side extension is removed.

Distance between side extension and existing boundary wall to allow for maintenance of boundary wall and garage.

The lack of access to the rear of the property will require the Wheely bins to be stored at the front of the property.

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