

**From:** [Thomas Keeling](#)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Objection to Planning Application SMD/2025/0280 – 15 Overland Drive, Brown Edge  
**Date:** 19 July 2025 09:59:18

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Dear Sir/Madam,

I write on behalf of **Keeling Investments Limited**, the freehold owner of **13 Overland Drive**, which adjoins the application site at No. 15.

Having reviewed the drawings for Planning Application **SMD/2025/0280** (Mr – proposed rear/side single-storey extension and roof conversion), I wish to register the following objections:

**1. Loss of privacy / overlooking**

The scheme introduces a dormer with a balcony facing directly towards our rear garden and habitable rooms. Its elevated position would allow clear, uninterrupted views into private amenity space that is currently not overlooked, contrary to the amenity safeguards in Local Plan Policy DC1.

**2. Potential use of the flat roof as a terrace**

The inclusion of a door giving access to the flat roof strongly suggests future use as an outdoor amenity area. Such use would intensify overlooking, noise and general disturbance for neighbouring occupiers, including our tenants. No assessment of this impact accompanies the application.

**3. Incongruous precedent**

No other properties on Overland Drive feature roof-level balconies. Approving this element would create an unwelcome precedent, out of keeping with the established character of the street scene.

On these grounds, **Keeling Investments Limited objects to the proposal in its current form**. Should the Council be minded to approve, we respectfully request conditions that:

- delete the balcony and door access from the approved plans;
- prohibit use of the flat roof as any form of terrace or sitting-out area; and
- require any new side- or rear-facing dormer windows to be non-opening below 1.7 m internal floor level and fitted with obscure glazing.

Please acknowledge receipt of this representation and keep me informed of any amendments, Committee dates or decisions relating to the application.

Yours faithfully,

Thomas Keeling  
Director – Keeling Investments Limited

13 Overland Drive, Brown Edge, Stoke-on-Trent ST6 8RF