

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Comment Received from Public Access  
**Sent:** 23/10/2025 08:45:14

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Application Reference No. : SMD/2025/0412

Site Address: Land Adjacent To Daisy Bank Farm Uttoxeter Road Upper Tean Staffordshire ST10 4LJ

Comments by: Jason perrett

From:  
19  
Furlong Drive  
Upper Tean  
Staffordshire

ST104LD

Phone:

Email: [REDACTED]

Submission: Objection

Comments: From: Jason Perrett

Sent: 23/10/2025

To: Planning Comments (SMDC)

Subject: SMDC/2025/0412

Houses too high / overbearing impact

This concern relates to the development's scale and how it might impose on or dominate a neighbouring properties directly behind.

The proposed houses would result in an overbearing and oppressive visual impact on the homes and gardens that back onto proposed site. The scale of the development is entirely out of character with the established street pattern and density of the area.

Loss of light / overshadowing

This objection focuses on the right to enjoy a reasonable level of natural light in your home and garden.

The proposed development, due to its height and proximity to my property, will cause significant overshadowing, particularly during the afternoon and evening. This will substantially reduce the amount of natural daylight that reaches the windows of my main living areas and my garden, harming the residential amenity I currently enjoy. The development fails to meet the council's standards for daylight and sunlight assessments, which are a material consideration in the planning process

Noise and disturbance

Concerns about noise can be raised for both the construction phase and the future use of the buildings.

The construction of multiple new homes will cause an unacceptable level of noise and disturbance for local residents over a prolonged period. Furthermore, the completed development will introduce new sources of noise from increased domestic activities and vehicle movements. Given the high density of the proposed site, this will create excessive noise pollution that will be detrimental to the quiet and peaceful character of this

residential neighbourhood.

Increased road traffic

This type of objection addresses the negative impact a development could have on road safety, congestion, and parking.

The addition of circa 50 new homes will place excessive pressure on local roads that are already congested, particularly during peak hours. This will lead to increased traffic and significant safety risks for pedestrians and cyclists, especially given the lack of public footpaths on [Name] Road. The development also fails to provide adequate on-site parking, which will exacerbate existing parking problems and lead to unsafe vehicle movements.

Jason Perrett

19 Furlong Drive

Upper Tean

ST104LD

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