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Sent: 22 December 2025 17:14
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Subject: Fw: Planning objection SMD 2025 0238
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Sent: 22 December 2025 02:30
[REDACTED]
Subject: Planning objection SMD 2025 0238
Dear Sir or Madam,

Re: Planning Application [Application Reference Number SMD/2025/0238] – Proposed Front and Rear Dormer Extension

We are writing to formally object to the above planning application.

The revised proposal would still introduce first-floor level windows to the rear of the property that would directly overlook our home and private garden, resulting in a severe and unacceptable loss of privacy and residential amenity.

Direct Overlooking of Primary Habitable Rooms

The proposed rear dormer window(s) would look directly into our living room and kitchen/diner which are the principal habitable rooms of our home and the spaces where our household spends the majority of their time. This would result in constant overlooking and a serious invasion of privacy, materially harming our ability to enjoy our home.

Overlooking into habitable rooms is given significant weight in planning decisions and this revised proposal still represents a clear and material harm to the neighbouring residential amenity.

Established Character and Material Difference from Existing Dormers

While there are existing dormer extensions within the estate, the impacts of those developments are materially different from the proposal currently under consideration. Where existing dormer windows do result in some degree of overlooking, this is generally limited to bedroom windows, which are secondary living spaces and typically subject to less frequent daytime use.

As such, the existence of other dormers in the estate does not justify approval of this proposal, as the level and nature of harm caused by overlooking into primary living spaces would be substantially more severe and unacceptable.

Clearly Preferable Alternative Design Available

We are of the opinion that the harm caused by this proposal is entirely avoidable. The applicant has a clear, obvious, and far less harmful alternative available: by locating the bedrooms to the dormer extension on the front elevation of the property and the bathroom to a single dormer on the rear elevation complete with obscure-glazed windows, which would prevent overlooking and protect the privacy of neighbouring residents. This approach would allow the applicant to meet their space requirements while avoiding the significant and unacceptable harm caused by overlooking from habitable-room windows.

Any rear dormer containing habitable accommodation, such as a bedroom or living space, would be wholly inappropriate in this location due to the unavoidable loss of privacy it would cause

The bedroom(s) would benefit from far reaching views over open countryside rather than neighbouring homes or gardens. This option would fully achieve the applicant's stated objective of gaining additional internal space while completely avoiding any loss of privacy or harm to the residential amenity of surrounding residents.

If the applicant considers that a rear dormer is essential to the scheme in order to deliver the additional bedrooms and bathroom proposed, then any rear dormer should be strictly limited to non-habitable accommodation, such as a bathroom only.

Planning policy requires that development proposals are well designed and that harm to neighbouring occupiers is minimised wherever possible. Where a less harmful alternative exists that would deliver the same benefit, it is unreasonable to approve a scheme that causes demonstrable and unnecessary harm when a clearly preferable and non-intrusive alternative is available.

Conflict with Planning Policy

The proposal conflicts with the National Planning Policy Framework (NPPF), which requires development to provide a high standard of amenity for existing residents. In particular:

NPPF Paragraph 135(f) requires developments to create places with a high standard of amenity for existing and future users.

Loss of privacy and overlooking, particularly into habitable rooms, are well-established material planning considerations within Planning Practice Guidance and Local Plan residential amenity policies.

The application fails to meet these requirements due to the unnecessary and avoidable harm it would cause.

Conclusion

For the reasons set out above—namely the direct overlooking into our living room and kitchen/diner, the severe loss of privacy, the harm to residential amenity, the conflict with the established character of the bungalow estate, and the existence of a clearly preferable alternative design—we therefore respectfully request that this planning application be refused.

Thank you for your consideration.

Yours faithfully,
Nigel and Sandra Hughes
21Colwyn Drive

Knyperlsey
ST8 7BJ

Sent from [Outlook for Android](#)