

[REDACTED]

Sent: 07 April 2026 10:18
To: Planning Comments (SMDC)
Subject: Planning objection 118 Ashbourne Rd - SMD/2026/0071
Attachments: Rear Garden and Decked Amenity Area.jpg; Rear Habitable Room Window.jpeg

[REDACTED]

Dear Sir / Madam,

I am writing to formally object to the above planning application (reference SMD/2026/0071) due to the visual impact on the streetscape of Thorley Drive and the flagrant overlooking and intrusion on my privacy arising from the proposed rear dormer roof extension.

I believe this would cause unacceptable harm to the residential amenity of my home.

The Applicants design and access statement contends that the rear rear dormer roof addition, by itself, does not require planning permission. I would, however, disagree with this on the basis that the property's corner position, with its side elevation fronting Thorley Drive, is material to the surrounding streetscape.

The addition of a dormer extension, protruding horizontally from the existing roof line by 3.7m and vertically from it by 2.47m, materially alters the relationship the property has with this and the surrounding properties. As such this aspect of the proposal should also be assessed in accordance with established local planning principles, in terms of scale, design and impact.

The rear dormer extension, as constructed, introduces elevated windows that directly overlook my garden; main outdoor seating area and crucially, provides a view directly into a principal habitable room of my house. These are matters where planning policy specifically requires assessment against Policy DC1 (Design Considerations) and the Council's adopted guidance.

Image 1 – Rear Garden and Decked Amenity Area.

This photograph shows my rear garden and decked seating area. The dormer, as constructed, is at 90 degrees to these areas and provides a direct and downward view into this private space, meaning that approximately 90% of the garden is overlooked. This has significantly reduced the sense of privacy and comfort associated with using the garden.

Based on the relationship shown in the photographs and using typical residential reference dimensions, the approximate distance between the rear dormer window and the decked sitting-out area is in the region of 12–15 metres. This falls well short of the 22-metre separation distance set out in the Council's adopted Space Between and Around Dwellings guidance, which is intended to safeguard privacy between neighbouring homes.

Image 2 – Rear Habitable Room Window

This photograph shows the view from a bedroom within my property, which is a principal habitable room. The elevated nature of the dormer introduces direct overlooking into this room via my landing window, resulting in an unacceptable intrusion into my privacy and a negative impact on normal everyday living conditions.

The proposal conflicts with the following adopted policies and guidance:





Policy DC1 (Design Considerations) of the Staffordshire Moorlands Local Plan, and in particular section DC1(5) which requires developments to:

“Protect the amenity of the area, including the creation of healthy and active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping, as well as noise, odour and light pollution.”

The Staffordshire Moorlands Design Guide SPD (Adopted 2018), including Appendix 3 – Space Between and Around Dwellings.

Which seeks to prevent unacceptable overlooking of rear gardens and habitable rooms, especially from roof-level or elevated windows.

Without meaningful mitigation measures—such as redesign, repositioning, or removal of the overlooking windows— the loss of privacy arising from the height, siting, and orientation of the dormer itself will cause an unacceptable intrusion in to the privacy of residents at 2 Thorley Drive and a detrimental impact on the residential amenity of the property.

I am extremely concerned that works to construct the dormer roof extension have already commenced and are now nearly completed, despite planning permission not having been granted. The dormer structure is substantially formed, and the attached photographs show the near-final relationship between the properties, rather than a theoretical scheme.

For the reasons set out above, and as clearly demonstrated in the attached photographs highlighting the relationship between the applicants property and my own, I respectfully ask that planning permission be refused for application SMD/2026/0071

Thank you for taking the time to consider my comments.

Yours faithfully,

Mark Woodlock.