

## Sue Harper

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**From:** planningcomments@staffsmoorlands.gov.uk  
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Application Reference No. : SMD/2026/0201 Site Address: Land Off Breach Road Brown Edge Staffordshire  
Comments by: Daniel Bew

From:

6  
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Submission: Objection

Comments: Planning Objection ħ Application SMD/2026/0201

Land off Breach Road, Brown Edge

I wish to formally object to outline planning application SMD/2026/0201 for the erection of up to 55 dwellings on land off Breach Road, Brown Edge.

I am the owner of 6 Spring View, which sits immediately adjacent to the application site, with my rear garden boundary directly abutting the proposed development land. This places my property among those most severely and directly affected.

At present, the outlook from the rear of Spring View is open and undeveloped, consisting of fields which provide a clear sense of space, privacy, and separation from neighbouring properties. The proposal would replace this open aspect with built form at close proximity to my boundary, fundamentally and permanently altering the living conditions of my home.

The design and orientation of Spring View has been deliberately arranged to protect both our privacy and that of neighbouring properties, with no direct rear-facing overlooking issues at present. The introduction of two-storey dwellings along the boundary line would result in direct and intrusive overlooking into my rear garden and towards habitable room windows. This would represent a severe and unacceptable loss of privacy.

Given the shared boundary, any housing constructed along this edge would sit uncomfortably close to my garden. Even with standard separation distances, the perception from within my property would be of development being

directly “backed onto” my home. This would create an oppressive and overbearing relationship, replacing a currently open boundary with continuous built form.

The current uninterrupted view across open fields would be entirely lost. Instead, the outlook from my home and garden would be dominated by housing, fencing, and associated structures. This represents a significant reduction in visual amenity and enjoyment of the property.

The existing boundary is quiet, with no regular sources of disturbance. The proposed development would introduce gardens, parking areas, and general residential activity directly adjacent to my boundary fence. This would lead to a constant increase in noise and disturbance, particularly during evenings and weekends when garden use is highest.

The site is currently free from artificial lighting. The introduction of street lighting and domestic external lighting along the boundary would result in light spill into my garden and rear-facing rooms, eroding the rural character and negatively impacting residential amenity.

Due to the proximity of the site boundary to my property, the construction phase would have a particularly acute impact. Noise, dust, vibration, and the presence of heavy machinery would be experienced at very close range over an extended period.

Given how closely the site wraps around my boundary, it is difficult to see how any meaningful landscaping buffer could be provided that would adequately mitigate the impacts outlined above. Standard fencing and planting would not compensate for the loss of privacy, outlook, and sense of space.

In summary, this proposal would transform the environment of Spring View from one of open, private outlook to one that is enclosed, overlooked, and significantly diminished in amenity. The level of harm caused to my property would be substantial and cannot be justified by the scale of development proposed.

I therefore strongly urge the Local Planning Authority to refuse this application.

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