

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 05 July 2026 09:50
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0217 Site Address: 19 BROOKFIELD AVENUE ENDON STAFFORDSHIRE ST9 9ED Stoke On Trent Comments by: Andrew Rushton

From:
23
Brookfield Avenue
Endon
Stoke on Trent
Staffordshire
ST9 9ED

[REDACTED]

Submission: Objection

Comments: Re: Planning Application SMD/2026/0217 & 19 Brookfield Avenue, Endon, ST9 9ED

I am the occupier of 23 Brookfield Avenue, the property immediately adjoining the application site, and I wish to object to planning application SMD/2026/0217.

My objection is based on the following material planning considerations.

1. Conflict with Policy DC1 & Design Considerations (Staffordshire Moorlands Local Plan)

Policy DC1 requires development to protect the amenity of neighbouring occupiers and to respect the scale, massing and character of the surrounding area. I do not believe this proposal complies with these requirements.

The proposed two-storey rear extension would introduce a substantial increase in built form close to the boundary with my property, creating an overbearing and dominant feature when viewed from my house and garden.

2. Loss of Light and Outlook

The size, height and depth of the extension are likely to reduce the amount of daylight reaching my rear-facing rooms and garden, particularly during parts of the day when sunlight is already limited.

The extension would also significantly reduce my outlook and create a greater sense of enclosure, diminishing the enjoyment of my home and garden.

3. Harm to Residential Amenity

The proposal would adversely affect the amenity of my property through its scale and proximity to the shared boundary. The development would be visually intrusive and would materially reduce the quality of my outdoor living space.

Should any upper-floor windows overlook my property, there is also the potential for an unacceptable loss of privacy.

4. Overdevelopment

The extension appears disproportionate to the original dwelling and represents an overdevelopment of the site. It would substantially reduce the openness of the rear garden and would not remain subordinate to the original house, contrary to the principles set out in the Staffordshire Moorlands Design Guide SPD.

5. Character of Brookfield Avenue

Brookfield Avenue is characterised by properties with generous rear gardens that provide spacing between buildings and contribute to the area's open suburban character. The proposed extension would erode that character by introducing an unduly large rear addition.

For these reasons, I respectfully request that the Council refuses planning permission for application SMD/2026/0217 as it is contrary to Policy DC1 of the Staffordshire Moorlands Local Plan and the Staffordshire Moorlands Design Guide SPD due to its unacceptable impact on neighbouring residential amenity and the character of the area.

I ask that the case officer gives particular weight to the effect this proposal would have on my property.

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