

From: planningcomments@staffsmoorlands.gov.uk
Sent: 06 July 2026 06:54
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

From:
23
Brookfield Ave
Endon
Stoke-on-Trent

ST9 9ED

Phone:

Email:

Submission: Objection

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

I wish to object to the above planning application.

I believe the proposed two-storey rear extension conflicts with the Staffordshire Moorlands Local Plan and the Staffordshire Moorlands Design Guide SPD for the following reasons:

1. Conflict with Policy DC1 & Design Considerations

Policy DC1 requires development to protect the amenity of neighbouring occupiers and to be of a scale and design that respects its surroundings. The proposed extension appears excessive in depth and height and would have an overbearing impact on neighbouring properties.

2. Loss of Residential Amenity

The extension would have an unacceptable impact through:

● Loss of outlook from neighbouring properties.

● Increased sense of enclosure.

● Potential loss of daylight and sunlight.

● Possible overlooking and loss of privacy from first-floor windows.

These impacts are contrary to Policy DC1, which seeks to safeguard residential amenity.

3. Overdevelopment of the Plot

The proposal would substantially increase the built form to the rear of the property, reducing the openness of the site and leaving limited garden space. The remaining garden would be disproportionately reduced, resulting in a cramped form of development that is out of character with the spacious pattern of development on Brookfield Avenue.

4. Failure to Comply with the Staffordshire Moorlands Design Guide SPD

The Design Guide states that domestic extensions should remain subordinate to the original dwelling, respect the character of the area, and avoid causing unacceptable harm to neighbouring occupiers. I do not believe this proposal satisfies these objectives.

5. Character of the Area

Brookfield Avenue is characterised by houses with generous rear gardens that contribute to the open suburban character of the street. This proposal would erode that character by introducing an unduly large rear extension.

For these reasons, I respectfully request that Staffordshire Moorlands District Council refuses planning permission for application SMD/2026/0217.

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