

[REDACTED]

From: [REDACTED]
Sent: 15 August 2026 11:31
To: Planning Comments (SMDC)
Subject: Application Number SMD/2026/0217

[REDACTED]

Mr K.J. Morrell
21 Brookfield Avenue
Endon
Stoke-on-Trent
ST9 9 ED

15/08/2026

Planning Department
Staffordshire Moorlands District Council

Re: Planning Application Objection - 19 Brookfield Avenue, Endon, Stoke-on-Trent Application Reference Number: SMD/2026/2027

Dear Sir/Madam,

I am writing to formally object to the latest revised planning application dated August 10th 2026 submitted by my neighbour at 19 Brookfield Avenue for the erection of a two-storey extension alongside our shared boundary. As the immediate neighbour residing at 21 Brookfield Avenue, this proposed development will have a severe impact on my property. I also feel that the small changes to the original plan are completely insignificant.

Once again I strongly object to this proposal on the following planning grounds:-

1. Overbearing and Dominant Scale.

On the revised plan the two-storey extension will still be excessively large and will be built directly alongside our shared boundary. Due to its close proximity and excessive height, it will create an oppressive, overbearing and dominant presence. This will result in an unacceptably closed-in appearance. I am also concerned that it would be an obtrusive overdevelopment of the site.

2. Loss of Natural Light and Overshadowing.

Given the height and depth of the proposed two-storey proposal and its position relative to my property, the extension will cause a significant loss of natural daylight and sunlight to my bathroom, back bedroom and kitchen, and it will throw shade over a significant part of my private rear garden.

3. Out of Character with the Area.

The scale and massing of the extension appear to be disproportionate to the original dwelling and will be out of character with the existing traditional properties in the Avenue.

I would also add that the property at 19 Brookfield Avenue has already had significant extensions added previously, and the revised proposal does not show any noticeable improvement to the original plan.

I also remain concerned regarding the effect the excavations will have on the foundations and stability of my driveway.

4. 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 Planning Department carefully considers these points and refuses this application in its current form.

Thank you for your time and consideration.

Yours faithfully

Mr K. J. Morrell