MR T MARSTON

HPK/2012/0317

30 MAY 2012

Reasons and Rationale

1 The "Local Parish Planning Committee" who have the most detailed and intimate knowledge of this particular area of Eccles Road stated at their Parish Planning Meeting held on Tuesday 31 January 2012:

"No objection. The house is located on a road of large detached properties that have no real similar characteristics and members thought this was a well-designed addition that complimented the linearity of the building".

The above comment was made on the existing scheme that was subsequently rejected at High Peak level. The scheme was then reduced in line with the Planners comments and again it has been rejected. Why then the rejection, based upon the acceptance at local level where the property lies?

2 All of the houses within the vicinity of my property have all utilised the full width of their plots. Therefore the proposed extension is more in keeping with the local aesthetics with the extension rather - than without.



House Opposite (A) ON ATTACHED PLAN



House to the right of the one above (B)



House to the right of the one above (C)



House to the right of the one above (D)



My house
(the space to the left is the proposed location of the extension)
There are no further buildings/houses to the left hand side of my property



The property next door to my house
To the right hand side (E)



House to the right of the one above (F)

3 The space where the proposed extension is to be built will be excavated in any event. This will leave an unoccupied space at the side of the house which will be even more unsightly and unbalanced to the eye.





4 The current location of the dining room within the property is on the far side of the house at the most extreme point from the kitchen. This means that hot meals and drinks have to be carried though the kitchen and onwards through the small morning room, across the hallway and then onwards through the length of the lounge until finally arriving at the dining room. The reverse then has to be operated when clearing the table.













And then back again!



5 The proposed scheme whereby the current garage is converted into a dining room means that the newly proposed location of the dining room would be directly off the kitchen. This scheme would vastly improve the flow of the house and also mean that there would be only one door to negotiate!



6 The current garage contains an open and unheated utility area which is unpleasant to work in and due to this lack of heat causes ongoing problems with the freezing of water and drainage pipes from both the sink and washing machine.



7 The proposed scheme incorporates a new enclosed and heated utility room at the rear of the new garage with drainage facility directly routed to the external grid, therefore alleviating the constant battle with the current external piping during periods of inclement weather, this in spite of concerted efforts to insulate this external piping.



8 The current façade of the dwelling is a little flat and lifeless, therefore the addition of a new bay window in place of the garage door shown in the picture below (at the front of the newly proposed dining room), would greatly add to the character and charm of the property.





9 When one views the proposed scheme from the front perspective then there is absolute balance with extensions of the same size and shape sat each side of the property.



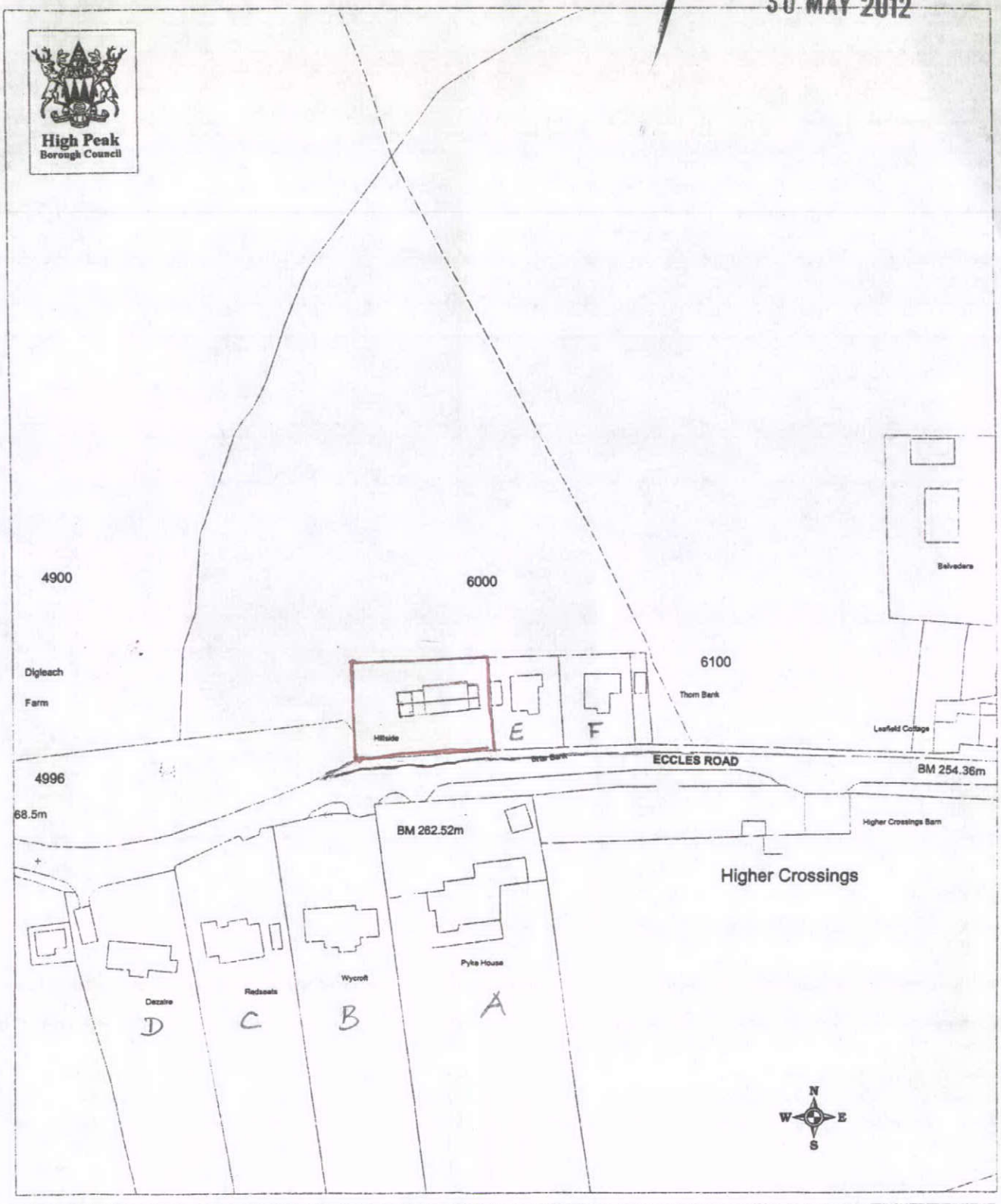


10 Interestingly this extension will provide better and wider access to the rear of the property, than is currently afforded in its present unextended state. The scheme has been scaled down in width from the initial planning, application which was accepted at Parish Council level but rejected at High Peak Council level.



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Scale 1 to 1250

01 Apr 2004

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HILLSIDE
ECCLES ROAD
CHAPEL-EN-LE-FRITH
MAY 2012