

Barber, Teresa

From: planningcomments@highpeak.gov.uk
Sent: 01 February 2015 16:16
To: Planning Comments
Subject: Comment Received from Public Access

Application Reference No. : HPK/2015/0052

Site Address: Land Off Eccles Road Chapel-en-le-Frith Derbyshire SK23

Comments by: Philip

From: Humberstone
Rose Cottage
Eccles Road

Chapel-en-le-Frith
High Peak
SK23 9RS

Phone: 01298812325

Email: phil.owl@btinternet.com

Submission: Objection

Comments: My Wife Anne and I wish to register our strong objections to the above planning application on the following grounds:

Firstly, the application statement states that the site for the proposed development {comprises infill between housing to the left and right}. The Neighbourhood plan defines infill as being {within the built up area}. This is not infill within a developed area as can be clearly seen from the photographs, but a green field in the countryside surrounded by a dry stone wall. In addition to which the site is outside the development boundary.

Reference is made in the statement to the proposed houses being similar in scale and footprint to the existing properties to the west but there is no mention of the stark incongruity between the proposed houses and those to the east, which are in fact natural stone cottages.

The historic hamlet of Higher Crossings is of very special character and is separated from the later houses to the west by this area of green field. Not only is the proposed development unsympathetic to the character and setting of the hamlet but it would also physically and visually coalesce the historic buildings with the later houses thus destroying its identity.

In a landscape context the development would obstruct the open and far-reaching views visible only from this section of Eccles Rd. Many walkers use this route because of these views which place the hamlet of Higher Crossings in the context of the unique countryside scenery in which it exists. The views to the National Park are a visual amenity enjoyed by many, residents and non-residents alike.

The aspect of the gable end of these houses overshadowing our garden and that of our neighbour would be completely overbearing. They would obstruct the evening light from our gardens and would change the character of our property from a countryside cottage to one of a street of houses.

This proposed development does not sit within Chapel Vision's criteria for new development in that they do not satisfy the need for affordable housing, these are large 3-bedroomed family homes with a very large footprint, they are not within 15 minutes walk from the town centre and they do not have a minimal impact on the landscape.