

1 Kinnaird Gardens
Buxton
Derbyshire
SK17 9BF

Planning and Development Services
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

19th July 2106

Dear Sirs,

Re: HPK/2016/0348 Householder application for Retention of rear raised decking and steps, rear garage door & access door to underbuild for storage. Proposed additional car parking space to front of property at 3 Kinnaird Gardens.

We object to the above proposal for the following reasons:

- The red line boundary as shown on the submitted drawings is incorrect and includes land outside Mr Scragg's ownership that belongs to the neighbouring property of 4 Kinnaird Gardens, please see attached a copy of the correct transfer plan. This being the case the current application is invalid.
- Plot 3 already has 4 parking spaces, 2 in a large double garage and 2 on a driveway. Unfortunately the former have remained unused for the parking of vehicles throughout its occupation as the garage has been used for the storage of various materials. The additional parking space shown proposed on the submitted drawings is substandard at 4.3m long and does not conform to High Peak Borough Councils design guidance. The drawing submitted is misleading as it uses land outside the applicant's ownership. When this is taken into account the area available is reduced by a further 1.0m.
- The additional proposed parking space shown is accessing Mr Scragg's property over land that he does not own and therefore cannot be implemented as it would require our approval as landowner and landlord to facilitate a removal of our kerbs along the edge of the turning head which we would not provide.

The drawings submitted with the application are incorrect and misleading.

To avoid any confusion the approved drawings should be referred to from HPK/2009/0734. These were house type plans, and elevations together with a site plan, landscape plan and section through the site (which was provided for the planning committee at the request of the then head of planning to illustrate the levels on site and demonstrate how the site was developable.)

There was a subsequent plot substitution made on behalf of Mr & Mrs Scragg to convert the roof space to additional accommodation and change the window in the family room to French doors which was approved NMA/2011/0043. No extension of decking was approved.

When the plot was occupied Building Control stipulated that the French doors fitted without deck access should be fitted with restrictors to avoid falls.

The proposed drawings are also incorrect given the majority of the decking shown thereon is already built. They should be amended to as currently built.

Finally proposed drawings should then be provided which detail the additional areas where consent is now being sought.

- Please refer to the previous application NMA/2012/0024 which was refused. The proposed application shows an increase in the amount of decking that was refused in 2012 in terms of both depth and width.
- The proposed and as built decking are large areas that impact on the amenity of residents at number 2 and 4 Kinnaird Gardens and overlook into these properties.
- Please also refer to planning permission HPK/2009/0734. Mr Scragg has built his decking far in excess of what was approved disregarding the flood risk assessment approved by the environment agency and has built a raised area of hardstanding beneath the decking that reduces the water permeability of the garden areas and therefore the water storage capacity. As a result this impacts on the flood risk of the two neighbouring properties at number 2 and 4 Kinnaird Gardens and also other properties adjoining the River Wye.
- Conditions 4 and 5 of HPK/2009/0734 refer to the implementation of an approved landscaping scheme which Mr Scragg has never implemented, there is currently no planting to the front garden affecting the amenity and overall appearance of the rest of the development.

Yours faithfully,

Richard and Fiona Heathcote

Moorside Homes Ltd

Enc: Land transfer plan Plot 3 Kinnaird Gardens.