

Mrs Gillian Critchlow

30 Berwick Road

Buxton

Derbyshire

SK17 9PE

5<sup>th</sup> December 2017

Dear Mr Ollerenshaw

**Objection to Planning Application HPK/2017/0585 - 28 Berwick Road, Buxton**

I write to lodge my objections to the above application. I note from the application form that the agent has sought confirmation from yourself that the principle of an extension to the property is acceptable and whilst I agree that an extension would be an acceptable form of development to my neighbour's house it is the siting, scale and form of the extension that I object to.

I live at no. 30 Berwick Road which is positioned to the east of the application site and at an angle to the site at the head of the cul-de-sac with a section of the front of my property directly facing my neighbour's side gable. The application site and its driveway is elevated above my property. The two driveways are however aligned and our detached garages also share a common boundary.

It is my neighbour's intention to build out with a two storey extension over their driveway to the common boundary between our driveways bringing development to within 3m of my front door. It also appears from the plans that it is their intention to demolish their existing garage (which is attached to mine) and I would expect that building works would require access to my property during construction although this has not been confirmed as my neighbour has not discussed the plans with me prior to submission.

I want to be clear at this point that I do not hold a blanket objection to any form of extension on my neighbour's driveway it is the fact that the proposal is to be two storey on land that is already elevated above the front of my property. Because of the unusual relationship between our houses and due to the design (although set down and set back) of the development, the side extension will appear oppressive and over bearing and will create a relationship with the front of my house that is not characteristic of the cul-de-sac or immediate locality.

Policy EQ6 of the High Peak Local Plan requires that development contributes positively to an areas character and identity in terms of scale, height, appearance, materials and relationship to adjacent buildings. In this respect the proposal fails to meet these terms due to its positioning and size and the negative impact it would have on the relationship between our properties.

The above policy also seeks to protect neighbouring amenity by ensuring that new development achieves a satisfactory relationship to adjacent development. A new two storey extension in the location proposed would cause unacceptable effects by reason of a shadowing and overbearing effect on the front of my home.

I fully understand the reasons why my neighbour would want to extend to accommodate a growing family but I feel strongly that the proposed positioning of the extension on the driveway, lends itself to a single storey extension only and not a two storey element. If a two storey extension is the only option then I feel that it should be constructed to the rear of the property where there is more than adequate room for a suitable extension.

I hope that you will consider my valid concerns, based upon policy contained within the Adopted High Peak Local Plan 2016 when you assess the application and I would appreciate the opportunity to discuss my concerns with you once you have carried out your site visit. My E-mail address is: [gill.critchlow@hotmail.co.uk](mailto:gill.critchlow@hotmail.co.uk)

I look forward to hearing from you soon,

Yours sincerely

Gill Critchlow