

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 March 2021 10:40:12

Application Reference No. : HPK/2021/0060 Site Address: 2 - 6 Leek Road Buxton Derbyshire SK17 6UD
Buxton Comments by: Andrea Needham

From:

8

Macclesfield Old Road

Burbage

Buxton

Derbyshire

SK17 6UB

Phone:

Email:

Submission: Objection

Comments: My property is directly opposite the application site. I wish to OBJECT for a number of reasons:

1. My main concern is with regard to impact on our residential amenity by virtue of the development being overbearing and overshadowing the front (se) elevation of our property.

When outline permission was granted in 2005 (HPK/2017/0146), following the earlier appeal dismissal, the case officer (Moya Philips) went to some lengths to negotiate a scheme that did not cause undue harm to amenity. Our property has habitable rooms (dining room/home office and bedroom) facing out towards the site. The sketch block plan submitted with that application showed the dwellings set back by some 6m off the Macclesfield Old Rd site boundary. This provided an overall separation distance of 22m from the front elevation of our, and our neighbours property. This was in line with the distances set out in HPBC's Adopted Residential Design SPD (para 8.61).

I appreciate that the sketch was only indicative but it did demonstrate that 4 houses could be delivered on the site without compromising residential amenity. The plans submitted with this reserved matters application now shows the dwellings with only a very minimal set back off the site boundary (presumably to maximise floorspace). Consequently there would be only a 16m separation distance. In addition, with an eaves height of 7m (as opposed to 5m on our property) the dwellings would essentially be three storeys high. Unfortunately the condition on the outline consent that the dwellings be no more than 2.5 storeys high was imprecise and leaves room for interpretation. The developer has sought to maximise the scope of this by showing dormers, but at the same time keeping the eaves as high as possible. No proper sections or analysis have been provided but it is clear that this would lead to significant levels of overshadowing and loss of light into the front rooms of our house, and a sense of the development being oppressive and overbearing. The SPD makes it clear that where there is a difference in height between facing buildings, even more care should be taken to ensure an adequate set back.

My view is that the proposals are directly contrary to Local Plan policy LH11 and the Adopted SPD in these respects. To be clear, if the dwellings were set back to a 22m separation distance I would have no objections on amenity grounds.

2. My second concern is with regard to the overall design of the scheme. As the Inspector in the previous appeal noted, this is a landmark site at the heart of the old village. I accept that it is compromised to some

extent by the presence of the adjacent roads, but nonetheless it is an important and visually prominent plot. I feel that the close juxtaposition of traditional and contemporary design within such a small site would lead to a muddled and unresolved scheme that would not reflect its setting and the local distinctiveness of the area. I am not against contemporary design in principle, but surely the detailing needs to take its cue from something in the area - I cannot see that details like the timber panelling, hanging box windows and undercroft parking for does that at all. I don't feel that any perceived desire to see 'something happen with the site' should offset and outweigh these important design considerations. I think that agent may have looked to a contemporary scheme to overcome overlooking issues, but this could be achieved instead by simply reducing the size of the houses and setting them back.

I hope that you will take my comments into account.

With kind regards

Andrea Needham

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