

Highfield House
265 Hadfield Road
Hadfield
Glossop
SK13 2ER

3rd March 2021

To whom it may concern,

RE: Application Number HPK/2021/0076 – Land Adjacent 265 Hadfield Road, Hadfield, Glossop

We write to set out our objections to the above application.

With regard to the design and visual impact of the proposal:

- The proposal states that the 'proposed layout has respected the building line along Hadfield Road' which is incorrect. The proposed build is sited well in front of the building line on submitted plans.
- The proposal states that the plot is 'roughly 0.1 hectares' – this is inaccurate. The actual size of the plot is around 340m², which is a significantly smaller site. Therefore, the plans represent an overdevelopment of the plot. Introducing a detached dwelling of this scale and appearance onto a restricted site would result in an extremely cramped appearance. The siting and scale would have an overbearing and oppressive impact on neighbouring homes to the detriment of residential amenity.
- The style of the property is entirely out of keeping with other properties on the road.
- The proposal refers to 'a small front garden area which will add character to the houses and follow the pattern of houses along Hadfield Road, which all have front gardens' – the proposed front landscaped garden appears to be a tarmac driveway with a small hedge which would not add any character.
- Previous delegated decision report states that 'a dwelling could be designed and sited so as to not cause harm to primary windows and ensure that both the existing and new dwelling were served by sufficient amenity space to reflect the surrounding character of the area. Furthermore, a new dwelling could be designed to ensure privacy of the occupants of the new dwelling and existing residents was provided'. This would be in accordance with EQ6. The proposed plans do not reflect this.
- The site plan submitted with the outline planning application in 2018 suggested that a build would be central to the plot and within the common building line at both the front and the rear; this proposal is significantly different.

We furthermore object to the proposed plans due to loss of privacy and overlooking:

- The proposal states that 'the proposed dwelling will not result in adverse loss of privacy and amenity to neighbouring residents'. On the basis that the proposed build would overlook our property and compromise our privacy, we dispute this.
- The proposed number and scale of windows is unneighbourly and would cause overlooking on neighbouring houses and private gardens.
- The proposed build has a number of side windows. Whilst the plan is for these to be opaque, the 2 bathrooms look to be situated directly opposite bedroom windows in our property – this will result in an invasion of privacy for the residents of the proposed build and a situation where we

feel unable to use the side windows in these rooms due to the nature of viewing directly into somebody's bathroom. Non-opening opaque windows do not provide full privacy.

- The floor plans and proposed elevations also differ with regards to the number of side windows.
- Whilst the lack of dimensions included in the plans make it difficult to gauge, it looks as though the window for bedroom 2 would have view into our side bedroom windows, and we would also be able to see directly into bedroom 2 from these windows.
- As the build extends beyond the common building line at the back, not only would the outlook adversely affect the habitable windows in our property, but the design and scale also means that the future occupiers of the proposed build would be overlooked.
- The proposal states that it has met minimum privacy and spacing distance requirements, however, there is no mention of what these are.

We object to the proposed plans due to concerns regarding landscape and ecology:

- The proposal states that 'no ecological problems have been identified within the site boundaries'. However, there are 2 ponds; one larger 60+ year old pond (which was identified as a reserved matter on the previous planning proposal) and a smaller pond at the rear of the plot. There is no evidence of an ecological survey having been conducted. This proposed build is likely to affect habitats and potentially protected species.
- Open areas of land is important in this residential area – the proposed build fails to respect the social characteristics of neighbouring properties.

We object to the proposed plans due to overshadowing and loss of light:

- The proposed dwelling would result in loss of daylight at the side and rear of adjacent properties.
- The positioning of the new build will also result in that property having a small, oppressive and overshadowed rear garden.

High Peaks Local Plan (2.18, 2.32. 4.86) refers to an increase in demand for smaller housing units in the planned area due to smaller household sizes and the ageing population. Furthermore, it states that there is a particular need to provide affordable housing and that housing affordability is a key issue in Glossopdale, thus resulting in implications for the housing types required. The proposal does not meet these demands.

We have further concerns regarding the impact that the construction work could have on our house due to the difference in land height. Our house is on higher land than the majority of the plot due to a drop in land height approximately 5 metres away from the side of our house; we are therefore concerned about potential land movement which could result in structural issues to our home. We can see that there is a proposal to install a retaining wall, however, due to the lack of dimensions provided and differences in plans across documentation submitted, it is not clear how close to the boundary this will be built and how wide it will be.

Finally, we would like to request that, should the application be approved, that controlled hours of operation are enforced. We would also ask that the boundary line is respected and that our 2 metre fence (replaced in February 2021) and posts (erected on our land prior to purchase) which divides us from the plot are not removed, altered or damaged.

Yours faithfully

Mr J and Mrs E Garrod