

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 12 March 2021 15:20:46

Application Reference No. : HPK/2021/0060

Site Address: 2 - 6 Leek Road Buxton Derbyshire SK17 6UD Buxton

Comments by: Freya Needham

From:

8

Macclesfield Old Road

Burbage

Buxton

Sk17 6ub

Phone:

Email:

Submission: Objection

Comments: I live directly opposite to the application site and I wish to OBJECT to the proposal for a number of reasons.

1. My primary concern is the height of the proposed development and the subsequent implications regarding overshadowing, the blocking out of light and the effects on personal privacy. My bedroom window faces Macclesfield old road and so the potential development would have significant impacts on me as an individual. As a young student living at home I spend a considerable amount of my time in the aforementioned room for recreation, sleeping, and most significantly as an office space for educational and work purposes. In my view the building needs to be set significantly further back from the roadside, as initially proposed in the outline application, in order to reduce the overbearing effects of the housing and allow for increased privacy for both us, our current neighbours and the potential occupants of the new dwellings.

2. My second concern regards the intended design of the proposed development. As has been pointed out, the plot is in a significant and prominent position within the historic suburb. Although it is recognised that design styles inevitably change and develop over time, those proposed in this application are starkly different from the surrounding assets and buildings and do not demonstrate or represent a natural and subtle change in development pattern in the area. I consider it reasonable to suggest that the contemporary design is not one suited to the area and would be more appropriate for an urban centre or 'clone town'. It is recognised that the proposed detached dwelling that will face north-east (as well as those proposed in the outline application) are much more in keeping with the design intent of the area and would be much more appropriate for the plot.

I am aware that many residents in the area are keen to see this prominent site developed in some way however I strongly feel that the proposed development would pose more harm than good to the area and I feel that more consideration should be given to the design considering the site is located on a key entrance to the town.

With regards,

Freya Needham

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