

Kay, Hayley

From: Planning Comments (HPBC)
Subject: FW: Objection to Application HPK/2021/0015

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From: Barrie Taylor
Sent: 28 March 2021 11:50
To: Planning Comments (HPBC) <PlanningCommentsHPBC@highpeak.gov.uk>
Cc:
Subject: Objection to Application HPK/2021/0015

Objection – Application HPK/2021/0015
Kinmore, Linglongs Road, Whaley Bridge

Proposed new dormer extension to roof space of single storey residence.

We wish to object to the proposed extension as residents of the adjoining house, Daleside, on Linglongs Road below Kinmore.

Having studied the plans in some detail it is clear that, as proposed, the extension would overwhelm and severely shade the sitting room and bedroom windows on the south side of our bungalow.

Although a dormer, the extension runs almost the full length of the roof, and its outer face is directly over the existing bungalow wall, and would effectively convert this side of the bungalow into a two story house. Both bungalows face due East, so this extension is on the north side of Kinmore, which already stands at a ground level about 1.8 metres above Daleside, at a distance of about 6 metres.

The dormer extension would cut off the sun from our downstairs rooms for most of the year, and plants on the terrace on that side of our house would never see the sun. We have solar panels on the south side of our roof, which would also be affected. In December and January the panels are already shaded by the top of the bungalow even at midday. Moving a high point about 3.6 metres nearer the panels would extend the period of shading substantially.

When I received notice of the extension I had an amicable discussion with our neighbour at Kinmore, and asked why they had not considered putting the same dormer design on the south side of their bungalow. On the south it would clearly not shade their other neighbour, and there is a single storey garage on that side which would further distance the dormer from the boundary.

He seemed not to be averse to the suggestion, and agreed to talk to their architect. However the reply from the architect was apparently that he would prefer to see if the present application was successful before considering such a change.

From our sitting room it is easy to envisage how high and oppressive the dormer would seem, and officers are most welcome to come in and judge for themselves.

Barrie & Anne Taylor
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