
From: Planning Comments (HPBC)
Subject: FW: HPK/2021/0060 Leek Rd, Buxton

From: Andrea Needham
Sent: 15 September 2021 10:20
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: HPK/2021/0060 Leek Rd, Buxton

Dear James

Thank you for speaking with me yesterday.

I wish to register my **strong objection** to the amended plans dated 31 August on the Council's website. Firstly can I just emphasise that the site plan is a little misleading as it seems to show that the building is well set back from Macclesfield Old Rd. In fact, as the block plan shows more accurately, the building over sails the car ports such that it has only a minimal set back from the rear edge of the pavement. (I would also like to just point out that the amenity impacts on the Leek Rd side are less severe because of the prevailing land levels, which mean that the existing houses there are set much higher than the application site.)

None of the amendments made improve the impact on the residential amenity of our property (no.8 Macclesfield Old Rd). The development would have a **substantially harmful impact** on amenity as a result of overshadowing, overlooking and being overbearing. The main issue is the position of the dwellings on the site. The separation distance between them and our property would be only **16m**, whereas the Council's adopted SPD recommends **21m**. This is a significant discrepancy. The impact is exacerbated further by the fact that the eaves of the new houses would be **2m higher** than those on our house and the new houses would face **directly towards our primary habitable room windows**. This is not in the spirit of the outline permission which saw the dwellings set away from our property by some 22m, and is directly contrary to Local Plan policy EQ6.

When we spoke you mentioned the need to comply with the Nationally Described Space Standard (policy H3). I have looked at this document and can see that it requires rooms to be of a minimum size. However it does not prescribe the number of bedrooms that a dwelling must have. The issue of amenity could be resolved by simply reducing the number of bedrooms in units 3 & 4 from three to two and in unit 2 from two to one. That way units 2,3 and 4 could be set back further into the site by rearranging the internal layout and reducing the overall footprint of the buildings. This would not compromise garden space to the rear as the rear elevations would be on the same line.

There are other fairly simple amendments that could be made to reduce the apparent bulk of the building on the Macc Rd side - for example by removing the dormer windows and relying on roof lights on the second floor (not at all unreasonable). Also reducing the size of the bedrooms windows would reduce overlooking.

Overall I am really disappointed that a position has not been reached where our amenity is adequately protected. As you are aware, the fact that there was a building there historically is completely irrelevant and is not a material consideration.

I can't see that there are any overriding planning considerations that would offset and outweigh this substantial harm to amenity. As there is no third party right of appeal and I understand that the application is likely to be delegated, I would request that my concerns are seriously considered before any decision is made.

I would be grateful if you acknowledge receipt of this email.

With kind regards

Andrea Needham

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