

Briarlea
267 Hadfield Road
Hadfield
Glossop
Derbyshire
SK13 2ER

2nd March 2021

To whom it may concern

Regarding the letter we received on 24.2.21

Application No: HPK/2021/0076 – Land adjacent 265 Hadfield Road Hadfield Glossop

Our objections are as follows:

- We note that no dimensions are recorded on the plans.
- When outline planning permission was previously granted for a four bedroom house it indicated that any development would be within the building line, both at the front and back of the property, in line with the houses on either side i.e. 265 and 267. The new plans differ significantly as even the front of the proposed property is not within the building line.
- **Design and visual impact** –“The proposed dwelling is out of keeping with the pattern of development in the locality and would result in a visually cramped form of development to the detriment of the visual qualities of the street scene as a whole”. This statement was made in 2010 when we applied for planning permission for a three bedroomed dwelling at the side of 267 Hadfield Road and was rejected. Even though the proposed site is slightly bigger (although it is **NOT** 0.1 hectares as stipulated), we feel this statement applies to a four bedroomed dwelling on the above mentioned site. We also notice that on the plans there are a lot more windows on the front of the proposed development definitely not in keeping with all the houses on Hadfield Road.
- **Foundations and Impact**- The land on which the proposed dwelling is to be built is approximately one metre higher than our property (267 Hadfield Road). Considering the height and density of the proposed dwelling, we would want re-assurance and guarantees that there would be no movement or erosion of the land when proposing to build a dwelling, and that some form of retaining wall would be put in place as well as adequate drainage from surplus water falling from the proposed building, paths and side wall of the building to prevent the flooding of our property. However, on perusal of the submitted plans, the lack of dimensions provided and

the differences in plans across documentation submitted, it is unclear as to how close to our boundary the build would be. Our wire fence with concrete pillars which divides our garden from the plot 265a must NOT be removed.

- **Over shadowing/loss of daylight/sunlight and loss of privacy**– The proposed dwelling would dominate our property as it would be built considerably higher and its scale appears to be an overdevelopment of the plot; this would result in an oppressive and overbearing impact and will considerably overshadow our property. The proposed build will overlook our property and compromise our privacy. The window on the side of the proposed dwelling (adjacent to 267) not only overlooks our property but into our kitchen/conservatory/upstairs landing. This window is approximately 12 metres away from habitable rooms in our home and whilst the plans state that this will be opaque, even a non-opening opaque window would not offer full privacy. Equally we would be able to see directly into the property.
- **Landscape and Ecology** – The plot of land has been left untouched for approx the past 15 years and is teeming with wild life. There are also well established trees on the proposed site which have been there for over 50 years. We know that there are hedgehogs and bats in this vicinity and that bats roost in deciduous trees as well as bamboo all of which grow on the proposed site. At the moment birds are nesting and frogs are in the pond ready to spawn. We would appreciate a visit from High Peak Borough Council to assess the ecological impact of a development on this site.
- **High Peak Local Plan** – Does this proposed plan for a four bedroomed detached house fit in with the High Peak Local Plan?
2.18an increased demand for smaller household sizes due to an ageing population.
2.32a need to provide affordable housing across the area and also meet the needs of an ageing population.
4.86 Housing affordability is a key issue in Glossopdale.

Yours faithfully

Mr A N and Mrs B J Davenport