

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 06 October 2022 10:40:15

Application Reference No. : HPK/2022/0356

Site Address: Land Adjacent 122 Macclesfield Road Buxton Derbyshire

Comments by: Joe Hall

From:

124 Macclesfield Road
Burbage
High Peak
Buxton
Derbyshire
SK17 9AD

Phone:

Email:

Submission: Objection

Comments: Thank you for your consultation on the above planning application. Having viewed the documents submitted in support of the application, I write to raise the following concerns to the proposal :-

¿ The outline nature of the application is noted, with matters of layout, scale, appearance, access and landscaping reserved for future consideration and approval. However, the submitted ¿Proposed Site/Block Plan¿ (Drawing Number : A_BSP_B_300 B) shows the indicative location of the proposed dwellinghouse to the North Western portion of the application site, directly adjacent to the boundary with the private amenity space/residential garden which serves my property. In addition, the submitted ¿Planning Statement¿ alludes to a proposed residential property ¿over 2 stories¿.

¿ In view of the above and on the basis of the submitted information, I would raise concerns to the proposal on the grounds of adverse impact on the residential amenity that my property would reasonably expect to enjoy. The siting of a proposed two storey development, directly adjacent to and to the South East of my private amenity space/residential garden would result in undue overshadowing, loss of sunlight, over-dominance, visual intrusion and loss of outlook. In addition, any upper floor habitable room windows in the North Western facing elevation of the proposed dwellinghouse, sited directly adjacent to the boundary with my private amenity space/residential garden, would result in undue overlooking and loss of privacy.

¿ As referred to within the submitted ¿Planning Statement¿, the applicant currently has an informal access and parking arrangement via the driveway of my property from St. Johns Road. Whilst access is not a matter to be considered as part of the submitted outline planning application, I would raise concerns to access to serve the proposed dwellinghouse via St. Johns Road, with access from Macclesfield Road a more appropriate arrangement in the event that planning permission is granted, as stated within the submitted ¿Planning Statement¿.

I trust that the Local Planning Authority will take the above material planning concerns into due consideration in assessment and determination of the application.

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