
From:
Sent: 29 October 2022 18:36
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0446 Site Address: 10 Ecclesbourne Drive Buxton Derbyshire SK17 9BX
BUXTON Comments by: Mr Philip BrownN/A

From:

Garth No 6
Temple Road
Temple Ward
Buxton
Derbyshire
SK17 9BA

Phone:

Email:

Submission: Objection

Comments: Mr & Mrs Brown. 6 Temple Road. Buxton. Derbyshire. SK17 9BA.

Ref Planning Application HPK/2022/0446 Single Storey Rear Extension.

Date: 28/10/22

We wish to make you aware of a number of strong objections we have with regard to the proposed extension to the rear of No 10 Ecclesbourne Drive, application number referenced above.

We note that out of the 27 consultation notices sent to neighbouring properties, our property at 6 Temple Road is the one most affected by the proposed development.

As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. Loss of Privacy: Garden
2. Loss Of Privacy: 6 Temple Road House
3. Over Development

4. Existing and Future Use of Property

1: Loss of Privacy: Garden. 10 Ecclesbourne Drive occupies a plot of which the ground level is approx 2.5m higher than our 6 Temple Road property.

The proposed extension has windows facing directly into and overlooking our garden, which we see as a major invasion of our privacy, and would remove our right to the quiet and private enjoyment of our garden.

2: Loss Of Privacy: 6 Temple Road House. The proposed extension has two windows in the roof, a window on the side facing 6 Temple Road, and two rear facing windows that would cause a major loss of privacy by overlooking our 6 Temple Road property.

The eye height of someone standing looking out of the window of the proposed extension would be on a similar level to the lower part of 6 Temple Road bedroom and bathroom windows.

The trees on 6 Temple Road property boundary that currently act as a partial screen to the proposed development may not be a permanent feature as they reach the end of their natural life, at which time the windows of the proposed development would look directly into 6 Temple Road property from an elevated position.

3. Over Development. The proposed extension is more than 30% of the existing floor plan, and would result in an over development of the site. The proposed extension by reason of its depth, width, height, massing and proximity would have an unacceptably adverse impact on the amenities of our property by reason of overlooking, loss of privacy and visually overbearing impact.

The proposed extension with related reduction in garden size and increase in building area would be entirely out of character of other properties in the immediate area, to the detriment of the local environment.

The proposed extension, by reason of its siting, would result in a loss of privacy, adversely affecting the amenities enjoyed by the occupier of the adjacent Ecclesbourne Drive dwelling house.

4: Existing and Future Use Of Property. 10 Ecclesbourne Drive is currently used as a dwelling and for a piano teaching business, any development of the property is likely to hugely increase footfall, traffic, parking, noise, disturbance and nuisance, significantly above that of normal domestic use and to the detriment of neighbours residential amenity.

Clearly after a major investment in a property extension the owner would want to increase their usage to justify their investment, this is unacceptable.

Further Notes.

1. Question 7. Trees and Hedges. Are there any trees or hedges on your own property or adjoining properties which are within falling distance of your proposed development? The applicant has marked the No box when in fact there are trees in the 6 Temple Road property near the boundary with 10 Ecclesbourne Drive, that are within falling distance of the proposed development, and should have marked the Yes box, and marked the position of the trees on a scaled plan.

2. Question 16. Can the site be seen from a public road, public footpath, bridleway or other public land? The applicant has marked the No box when in fact the site can be seen from a public road, (Ecclesbourne Drive) and should have marked the Yes box.

3. The ground levels drawn on document Ref Wheeldon04 are incorrect, the driveway continues to slope down towards the garage, meaning that the outer wall of the proposed extension would be approximately 0.5 metres higher than the surrounding ground.

We would urge you to refuse permission for the proposed development.

Yours sincerely,

Mr P J Brown and Mrs C Brown

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