

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2022/0446
Site Address: 10 Ecclesbourne Drive Buxton Derbyshire SK17 9BX BUXTON
Comments by: Ms A Wheeldon

From:
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Submission: Neither
Comments: 10 Ecclesbourne Drive

BUXTON

SK17 9BX

November 8th 2022

With reference to the objection to our planning proposal of a single storey rear extension (Ref HPK/2022/0446) submitted by Mr & Mrs P Brown of 6 Temple Road, BUXTON 9BA.

It is our intention to set out our assurances and offset any concerns that they (or any of the consulted parties) may have. We have documented evidence (photos) of all viewpoints referred to in the objection. We would be willing to share these photographs with anyone wishing to see them. We invite the Planning Officer to arrange a site visit to verify the evidence.

Referencing each paragraph/comment in turn.

In the opinion of Mr & Mrs Brown theirs is the property most affected by the proposal. We would like to suggest that this is not the case for the following reasons:

The existing elevation plans (Drg WHEELDON02) of 10 Ecclesbourne Drive include 4 side windows facing east (towards 6 Temple Road), 2 on the ground floor and 2 on the upper floor. The proposed extension will add one more side window at the same eye-level to match the existing 2 ground floor.

Reason 1 - At present the view between the two properties is completely obstructed by tall conifers. The proposed extension will afford us the same view towards these conifers. (photo evidence)

Reason 2 - The other windows in the proposed extension include two skylights which will be irrelevant and two rear facing windows which will look down our own garden towards the properties on Macclesfield Road which are also surrounded by tall trees (some TPO's in place) affording us no view of the garden at 6 Temple Rd. In fact, no views of either 1 and 3 Macclesfield Road. (photo evidence)

We would like to allay the concerns of the residents at 6 Temple Rd on a variety of grounds. There will be no invasion of privacy to either the garden or the house of 6 Temple Rd. by us, any more than there is currently.

POINT 1. Loss of Privacy/Garden

The applicant points out that our house occupies a plot of land which is approximately 2.5 metres higher than theirs. However, Mr & Mrs Brown bought their house knowing this fact. There will be one small window facing east in the proposed extension at the same eye-level, with a restricted view because of a high conifer hedge (approx. 10m in height, spanning approx. 7m width) in the garden of 6 Temple Rd. If as the applicant points out that these trees are removed at some point (their choice), then the other four existing windows in our property would also create loss of privacy to their garden (We have marked in blue the positions of existing trees within the grounds of all the neighbours' houses on a location/site plan Drg WHEELDON 05 evidence if required). Many of these trees are at a minimum 5m in height which affords screening and offsets the maximum height of a conifer hedge of 2.5m with the approximated 2.5m difference in elevation.

POINT 2. Loss of Privacy 6 Temple Rd/House

As stated previously the view from skylights will be irrelevant. Due to the angle and positioning of our two properties (location site plan Ref Drg WHEELDON05) the proposed view from rear facing windows would not cause 'a major loss of privacy' as stated in their objection. If anything, their view is towards our existing detached garage. Their property is abounded along the Conservation Area boundary and within their garden by tall conifers. (photo evidence of location/site plan showing positioning of conifers in the grounds of 6 Temple Road which currently create screening between our 2 properties.) On 2nd September 2022 several (as many as 20) tall conifer trees were removed from the east-facing front aspect of 6 Temple Road creating a significant loss of privacy to their property from a busy public road with significant footfall and vehicular use, including buses.

We currently have no view into their house at ground/eye-level, from any of our existing east facing windows (photo evidence) due to the tall and wide-ranging conifer hedging. (photo evidence available) therefore, the addition of one further window at eye level will not alter this fact.

Mr and Mrs Brown make the comment that if trees on their property that form a partial screen were removed then we would have a full view into their house. In fact, a conversation has already taken place between us and confirmed by the tree surgeon in September 2022 that additional (and some replacement) trees were to be planted along the boundary. We have to reiterate the point that we already have four windows on our East facing gable end which would create the same issue of any perceived loss of privacy if trees were removed. Therefore, we believe the point of loss of privacy to be irrelevant and invalid.

POINT 3 Overdevelopment

We would like to suggest that there would be no 'adverse impact on the amenities' of 6 Temple Rd of 'overlooking, loss of privacy or visually overbearing impact' due foremost by the reasons stated above in Point 2, the small nature of the extension at single-storey, and also due to the considerable distance afforded between our proposed extension and their house (approx. 30m).

Planning approval has recently been granted to 18 Ecclesbourne Drive despite objections raised by neighbours sited within extremely close proximity (as little as 1m at times). If you again refer to the location plan you will see that 6 Temple Road sits within a considerable-sized plot, is angled in such a position that we don't overlook each other (as well as factoring in the mature trees).

The location/site plan also shows that our plot of land is slightly larger than others on Ecclesbourne Drive which gives us the space to add to the house without any detrimental impact on the garden. In fact, the application for the proposed extension is to create a 'garden room' from which we can enjoy our own garden and the wildlife that visits it. Since we bought the house, we have spent a considerable amount of time developing and landscaping both the front and rear gardens for our enjoyment. The proposed extension would take approximately 99% land from an ugly raised patio area which is currently unusable as a patio due to its north-facing aspect and is used as a thoroughfare. Negligible amount of land will be taken from the garden.

We believe the 'visually overbearing impact' referred to is exaggerated given the low single storey proposal, built in the same style as the current house, from the same materials as our existing property and with low-profile conservation rooflights. It will also be recessed from the east-facing aspect to avoid further visibility from the road and front aspect. Given the considerable distance it is from Mr & Mrs Brown's house and with the intervening screening conifers, these factors negate any 'overbearing impact'.

Planning has been approved to No 18 Ecclesbourne Drive for a side and rear extension with the addition of a rear canopy, and a front porch. Two other houses on Ecclesbourne Drive have been historically granted approval for large rear extensions. Number 5 Macclesfield Road has also been granted planning permission for a large rear extension (Nov 2020) on an already large extended detached house (Dec 2008). These houses are within our immediate area and set a variety of precedents regarding any possible over-development.

In addition to the choice of materials and style of the proposed extension, it is our intention to create water collection points for rainfall to minimise use and impact on the rainwater drains, electric car charging points and the use of energy efficient materials. The room will not be developed further to include any amenities for additional occupants.

Mr and Mrs Brown seem concerned for the owners of Number 12 Ecclesbourne Drive. The proposed extension will be largely shielded by their own garage extension and is well away from the boundary. However, having spoken to our neighbours at that address they are in full agreement and consent for our proposal for an extension in contradiction to the implied objection. It is not appropriate for Mr & Mrs Brown to object on the behalf of other households.

POINT 4 Existing and future use of 10 Ecclesbourne Drive.

There are two points made within this section and we will argue cases against the criteria ¿increase footfall, traffic, parking, noise, disturbance and nuisance significantly above that of normal domestic use and to the detriment of neighbours residential amenity¿

a) referencing the property as a dwelling - the proposed extension to the rear of our property is for use as a garden room, with side access to the West elevation which will have zero impact on 6 Temple Rd, in fact it will screen the existing rear door which will create further privacy to ourselves. The room will be for private and personal use. This in our opinion is normal residential use. There will be no change in the use of our adjacent driveway than we currently enjoy, therefore ¿footfall, traffic, parking¿ will remain as it is and, ¿noise, disturbance and nuisance significantly above that of normal domestic use and to the detriment of neighbours residential amenity¿ will not be increased or relevant.

b) referencing the property as a piano tuition business ¿ Alison Wheeldon Piano Tuition business was created in 2016. I work from home 3 afternoons a week during normal working hours (3-6p.m). The room that is used for this piano business is in the converted garage on the West side of our property, the furthest extremity to 6 Temple Rd. There have been no complaints by anyone with regards to any suggested ¿increase in traffic, footfall, parking, noise, disturbance or nuisance¿ by any neighbours more likely to fall under this umbrella i.e. residents at 11 and 12 Ecclesbourne Drive. 6 Temple Rd is adjacent to Buxton Medical Centre and very close proximity to Buxton Community School which will most definitely ¿hugely increase footfall, traffic, parking, noise, disturbance and nuisance¿ far in excess of my extremely small private piano tuition business where individuals arrive at designated times, behaving in accordance with my business contract. It is our knowledge that as the business operates within normal working hour parameters it has very little impact (if any) on our immediate working neighbours.

FURTHER NOTES

1. with reference to trees and hedges. ¿ any trees in the grounds of 6 Temple Road and the maintenance of them are the responsibility of the owners. An application was made this year by Mr and Mrs Brown to reduce the height of the trees by 50%, following consultation with them. Overhanging branches were also removed from over our property. This work has now been carried out 09/09/2022. Referencing the planning application (HPK/2022/0349) and approval at 18 Ecclesbourne Drive, their designated planning officer cites that ¿the threat of damage to a property from a fallen tree is not a planning consideration and the trees are not afforded as being given any protection¿. This would also be relevant in our case.

2. Question 16 - can the site be seen from a public road public footpath etc? ¿ a formal application to visit by

the Planning Officer would show negligible (if any) visibility of the proposed extension site from Ecclesbourne Drive due to the angle and the recessed nature of the proposed extension.

3. The ground levels are not incorrect. The continuation of the driveway sloping downwards towards our detached garage is not relevant to this planning application. The planning document ref Wheeldon04 does in fact show the floor levels of the extension from the existing outside ground level and any difference in real terms is insignificant.

If required, we are happy to sit in consultation with yourselves to further discuss Mr and Mrs Brown's concerns. We would also welcome the Planning Officer and anyone under consultation to speak with us or visit the site on invitation so that we can try to allay any fears and concerns. We believe that the design, use of materials and single storey aspect creates the minimal impact to all our neighbours from a visibility perspective and any assumed loss of amenity.

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