

High Peak Borough Council
PO Box 136
Buxton
SK107 1AQ

15/11/2022
Your Ref: HPK/2022/0383

Dear Sir/Madam

**Demolition + extensions to
10 Robertson Road, Buxton, SK17 9DY**

I am writing in response to the consultation on the above planning application which is directly to the rear of our property.

I have studied the drawings and supplementary information accompanying the application and make the following comments.

In principal, I am in favour of house owners being able to extend their homes in order to adapt or improve their homes according their changing circumstances.

However, this must be done in a way that is sensitive and in keeping with the Buxton Conservation area and to the immediate neighbours.

A - Single Storey Rear extension.

1. The height of the glazing at 3750mm is unacceptably high. This will be a dominating feature in a material which has no relationship to the existing house. A reduction in height to match the window head heights of the existing house would be more suitable.
2. Whilst I agree there is a place for modern architecture, I will be interested to see the views of the Conservation Officer on whether attaching a large glass box onto a period house in the Buxton Conservation Area is appropriate.

B – Detached Ancillary Accommodation

1. The proposed ancillary accommodation is a large building taking up a disproportionate area of the rear garden and represents an overdevelopment not in keeping with the area.
2. It has no relationship to the existing house, the materials suggested are alien to the area and the whole concept has no empathy with the principals of the Conservation Area. If such a building is needed, then consideration should be given to moving out of the Conservation Area to a larger more suitable site.
3. The large glass gable has ridge and eaves heights set at 6400+3400mm respectively. Its proximity, mass and height near to the boundary of 7 College Road will be dominating and unacceptable. Moving the gable further away from the boundary

and repositioning the glazing/foldaway doors onto the south elevation where the room would benefit from the garden, might be more acceptable.

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4. 7 College Road has a relatively small rear garden. For us, this is an important space and provides us with our principal outdoor area. The presence of such a large building close to our boundary would be intrusive and significantly reduce our enjoyment of the area.
5. It would be more appropriate to move the building forward flush to the front elevation of the existing house, where a pitched roof parallel to the road would link it to the house. This would require some redesigning, but would vastly improve the relationship with the existing house and would be more in keeping with the area. Examples of extensions which have been linked to the houses are seen at nos.12+14.
6. Looking at the size and layout of the accommodation of this building, it appears the building has been designed to be isolated from the property. The southern elevation overlooks the garden, has no windows and seems not to be intended to share this sunny aspect or the garden. I cannot help but question its final use.
7. I notice in the Heritage statement on the last page that this ancillary accommodation is referred to as an outbuilding, which clearly it is not.

I would be most grateful if you would give serious consideration to my comments and should you wish to discuss this matter further, please do not hesitate to contact me.

Yours Faithfully
David Prior

Mr + Mrs Prior
7 College Road
Buxton
SK17 9DZ

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