
From: Beswick, Keith, 17000
Sent: 25 November 2022 16:01
To: Planning (HPBC)
Subject: Consultation response for application HPK/2022/0456 - Dinting Vale, Dinting.

Categories:

Hello Steven,

Thank you for referring this application for our comments.
Apologies for the (just) late response

There are no reasons why we would object to the application in principle connected to matters of community safety.

The detail should be amended in line with the following comments for the development proposal to accord with local and national design guidance over reducing crime through environmental design.

The layout is acceptable as proposed.

Some key plots are under treated for an outlook over communal space.
The Shakespeare house type should have a side lounge window added at plots 1 and 99 (latter reverted back to AS)
The Priestley house type has an untreated outer side elevation which needs substantial lounge fenestration at plots 2, 17, 21 and 66.
The Brunswick corner plots have side treatment, but look a little unbalanced, possibly due to the internal lounge arrangement.
The Wordsworth house type is a better balanced key plot in my view, and there's just one at plot 69.
There are no details of layout within the Chinley (apartments?) On face value the car park entrance gateway looks under supervised.

Some garden access gates need supplementing or repositioning.
The gate for plot 12 needs moving to just behind the gate for plot 13.
A communal gate for plots 26 and 27, key lockable from both sides, needs adding just behind the gate for plot 28.
The gate for plot 32 needs to be moved next to the gate for plot 33.
The gate for plot 58 to be just behind the gate for plot 59.
The gate for plot 75 to be moved just behind the gate for plot 76.

Shared drives along the eastern and southern edges of the site are mostly defined from new peripheral detached footways by lawns and hedges.
These need to be protected with further definition in respect of grass, and allowed to mature without ingress in respect of hedges.
I'd suggest a mid-height post and rail fence, for the edge of these shared drives for plots 17-20, 21 and 44-47, 48-49 and 66-67, 68-69 and 77-81 (there is no path proposed here but a likelihood of a line of desire developing) and 82-84.

There will need to be a lighting provision proposal for the communal car park of plots 93-98 (on the assumption that this car park will not form part of any adopted S38/278 lighting scheme).

Regards

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