

High Peak Borough Council
PO Box 136
Buxton
SK107 1AQ

22/01/2023
Your Ref: HPK/2022/0563

Dear Sir/Madam

**Demolition, rear extension + ancillary accommodation at
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, to **OBJECT** to the proposed application.

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

A - Single Storey Rear extension

Following the revisions, I have no objection to this proposal.

B – Detached Ancillary Accommodation

I **OBJECT** to this proposal for the following reasons.

1. Despite the revisions, the proposed ancillary accommodation is a large building (virtually a bungalow) 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 and the whole concept has no empathy with the principals of the Conservation Area and is a wholly inappropriate development. 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. 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.
4. 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 does not share this sunny aspect or the garden. This would suggest that any use of the garden would be restricted to the area between the rear of the glazed doors and our boundary. Because of the height difference between our properties, this would adversely affect our privacy.

5. The design of the building leaves me to question its final use.
6. 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.

C – Quality of Drawings

I have studied the submitted drawings and have noticed many errors, the most important being that none of the drawings are at the prescribed scales. Every drawing is incorrect. Scaling the scale bar shows that the drawings are 5% under scale. The location plan is 15% over scale. As there are no dimensions on any of the drawings it is not possible to ascertain the correct size of the buildings or their position accurately within the site.

Examples

PL01 – Location plan 15% over scale. Block Plan 5% under scale. The southern boundary between nos. 10+12 scales on the location plan as 40.5m and on the block plan as 32.3m. The ancillary building on the block plan is smaller than shown on PL08.

PL08 – I estimate the size of the ancillary accommodation to be 9.8x5.7m. PL09 shows the width of the end elevations to be 7m.

PL06 – The overall width of the existing house appears to be around 12.2/4m. The elevation shown on this plan scales at 16.5m.

PL10 – Shows the aspect of the side elevations incorrectly labelled.

PL12+13 - Shows the north point direction as north east.

Given these discrepancies, the application should never have been validated because they prejudice the legal status of the application.

The application should be withdrawn and when resubmitted should have all drawings at the correct prescribed scales, show internal and external dimensions of the proposed buildings and be error free.

I would be most grateful if you would give serious consideration to my comments and objection. 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
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SK17 9DZ