

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 01 February 2023 13:27:25

Application Reference No. : HPK/2022/0563
Site Address: 10 Robertson Road Buxton Derbyshire SK17 9DY Buxton
Comments by: Jim
From:
7
Robertson Road
Buxton
Buxton
Derbyshire
SK17 9DY

Submission: Objection
Comments: We, unfortunately, write in objection to the above application.

I and my family have no objection to the extension plans of the main residential building.

Our concerns and objections are directed to the ancillary building.

We appreciate our location is opposite the above property as opposed to direct adjacent properties

However, we wish to make notice of the following points for consideration

1 Conservation Area

We feel this ancillary building is not in keeping with the area, the ethos of conservation areas nor of the reasoning for their implementation. We note and concur with the comments of the Conservation officer in relation to the previous application. We appreciate alterations have been made. However, we feel the comments can be similarly be applied to this application.

2 The design and plans

We have concerns with both the submitted drawings and the design.

The plans, whilst suggesting scale, we believe, do not fully demonstrate the size and height of the building. They do not appear to communicate the site, the visual impact, the wall, the slope nor its neighbouring buildings. Its suggested height will certainly make it visible from most angles and we believe impact on the adjoining properties and their respective amenities.

The plans appear to illustrate the buildings in isolation and show no demonstration nor understanding of their relationship. The design bears no association with the architecture of the main building. The door, window and entrance arrangement design suggests a desire not to be an integral part of the overall property but a private separate building or even dwelling. We believe the building as planned is not sympathetic with its neighbouring buildings but with its design, angle and height is, arguably, confrontational and certainly intrusive to its

adjoining properties.

We feel the application fails to meet the architectural principles of balance, proportion, scale and unity with its surroundings. As such, with regret as this is clearly an application from a neighbour, we must submit our objection to this application.

Jim & Sarah McCahill

7 Robertson Road

Buxton

SK17 9DY

07889334394

jim@mccahill.co.uk

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