



High Peak Borough Council
working for our community



Conservation Response.

Date: 30/01/2023.

File/Application ref: HPK/2022/0572.

Case Officer: James Stannard.

Proposal: 'Proposed replacement of dilapidated garage building with new garage and workshop with home office space'.

Address: Land adjoining 2 Sylvan Cliff, Buxton, Derbyshire, SK17 6QW.

Dear James,

Objection.

The context around Sylvan Cliff is currently fairly humble with some traditional elements retained, (seen in 2 Sylvan Cliff itself), and sees no overbearing visual intrusion. However, the location of this scheme appears to pose loss of a natural visual break between the two storey traditional dwellings and mature greenery on the southern side of Sylvan Cliff. This element is one shared across the Buxton Hardwick Conservation Area and is seen to be a contributor to the setting of the heritage asset.

Further, I am concerned this large 'garage' looks to instead resemble that of an unimaginative residential dwelling with a large heavyset principle elevation and odd footprint. As such I am unsure of the concept of this scheme.

To conclude, there is a conflict between the scheme and its location and in terms of level of harm on the Conservation Area in this case, would equate to less than substantial harm imposed.

Regards

Miss E Holland.
Conservation Officer.

P O Box 136 Buxton SK17 1AQ
E-mail customerservices@highpeak.gov.uk Website www.highpeak.gov.uk

Moorlands House Stockwell Street Leek ST13 6HQ
E-mail info@staffsmoorlands.gov.uk Website www.staffsmoorlands.gov.uk