

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0436
Site Address: 4 Dovedale Court Glossop Derbyshire SK13 8RQ Glossop
Comments by: Miss Jane Bannister
From:
5
Dovedale Court
Shirebrook Park, SK13 8RQ
Glossop

Submission: Objection

Comments: I wish to object on the grounds of design and planning history of Dovedale Court, possible damage to my property during the rebuilding, and the traffic implications.

Design: Dovedale Court is a small area of 9 houses, four of them, Nos 4-7 are a terrace. All 9 houses, even the largest, the detached at No 1, have only three small bedrooms and one bathroom. The proposed development at No 4 is for a four bedroom, two bathroom and extra toilet cloakroom. This is out of keeping with the original design when the houses were built by Jones Homes, who intended the design to be symmetrical and imposed many covenants in the 999 year leases. The proposed extensions at No4 will add approximately 35 square meters of living space to the house. When some years ago the previous occupants of No 9 applied for permission to add a room over their garage, they were refused on the grounds that it would be overbuilding for the site.

Possible structural damage to my property, No 5. The plans show the removal of an internal load bearing wall between the kitchen and the main downstairs room. Also, the removal of a brick wall at the side of the house, which currently contains the back door of the house. If you look at the plan for the proposed large living room you will see, inside the diagram of the new patio doors, the faint outline of part of the current back wall, and the wall at right angles to it, which contains the back door. Also to build the rear extension, the applicant proposes to sink foundations right up to the boundary with my back garden. Is a party wall agreement needed for this? My house and No 4 are joined, and I am concerned that such structural alterations, removal of kitchen wall and replacement with an RSJ, demolition of part of exterior wall facing garden and all of the wall containing the back door, and the sinking of foundations, may cause subsidence or cracking to my property.

Traffic: The removal of a garage from use by the occupants of No4 may cause parking problems. All the houses have a drive one car length, by which their garages are accessed. No 4 have a drive large enough for 2. Although they have not moved in yet, these spaces are occupied by a camper van and one car. If they are a two car family or when they have visitors, there is no more parking space. I respectfully ask you to look again at the Highways authority report which says there is ample off-road parking. Dovedale Court is a narrow road with no pavement. If any car parks in the road, it blocks access to the driveway of another house.

I ask the planning committee to consider my objection, on the grounds that the proposed development is out of character for Dovedale Court, is contrary to the specific plans made by the original builders for the appearance of this group of small houses, and may cause traffic problems. Thank you.

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