
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0436 Site Address: 4 Dovedale Court Glossop Derbyshire SK13 8RQ Glossop
Comments by: Mrs Irene Booth

From:

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Dovedale Court
Shirebrook Park, SK13 8RQ
Glossop

Phone:

Email:

Submission: Objection

Comments: My objections are about the character of the planned house enlargement and the effect on traffic and the effects these will have on the neighbourhood.

Dovedale Court is a small close of 9 small three bed houses. Of the 8 currently occupied, 7 are the homes of pensioner couples or widowers. We are a well established and friendly community. To create a four (two people separately have told me they have seen five on the application) bedroom house with rear extension as well is completely out of keeping for this area. I worked for a firm of solicitors at the time these houses were built and saw the conveyancing documents. Each house had a list of rules for the maintenance of the house's appearance, several pages long. The builders wanted to make sure that the development kept the look and character which was intended. To make any major changes required permission from Jones Homes of Alderly Edge, to whom we pay our ground rent. The look of No4 will be drastically altered if permission is granted. This will remove from our area one of the small three bed homes which are so badly needed for elderly people downsizing from larger properties, as some of us have done, and couples needed inexpensive properties to start on the housing ladder. Much larger 4 or 5 bed properties with two bathrooms and bigger living space are available elsewhere, including in Shirebrook Park. It does not seem a good idea to create a much larger house from a newly bought small house. Physically it will look wrong in proportion to the eight other houses in Dovedale Court.

I worry a lot about parking. No 4 by losing its garage makes me think that the family there will, if they have a second car in addition to the car they use to visit the property and a van they keep in their drive, try to park in Dovedale Court. This is impossible, it is a narrow access road only with absolutely no parking space. I have found that when people can't park in Dovedale Court, they often park at the side of my house, on Shirebrook Drive. This makes it difficult for me to see the traffic when I drive out of Dovedale Court and is a hazard to traffic, especially when another car is parked on the other side of the Drive, by the side of my neighbour's house opposite.

I ask the planning committee to consider that making No 4 into a much larger house is out of character with the established houses in Dovedale Court, and contrary to the plan for this housing development as originally envisaged

by Jones Homes and given permission at the time by High Peak council. The loss of No4's garage will also add to the problem of parking in the immediate area.

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