
From: planningcomments@highpeak.gov.uk
Sent: 13 November 2023 17:48
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: Irene Annis and Kenneth Edwards

From:

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Dovedale Court
Shirebrook Park
Glossop
Derbyshire
SK13 8RQ

Phone:

Email:

Submission: Objection

Comments: We would like to set out our objections to the proposed planning application for no 4 Dovedale Court
SK13 8RQ (HPK/2023/0436)

BACKGROUND

Dovedale Court is composed of 9 link attached 3 bedroom houses, intended first time buyers, single people, couples and small families. This has remained as is since 1981 to the present day.

OBJECTION 1 PLANNING HISTORY

The proposed plans for number 4 would alter the composition of Dovedale presenting an excessive expansion from a small 3 bedroom dwelling to a 4 bedroom house equivalent in plan to the size and amenities of a detached house on the estate.

This is not in keeping with the provision for smaller houses on the estate which have been reduced in number over the years due to over building

If permission is granted to number 4 this would set a precedence to enable present and future over over expansion of Dovedale Court.

OBJECTION 2 DESIGN AND VISUAL IMPACT

The raised roof the the proposed build over the existing garage would not visually be in keeping with the other houses on that row as it would differ in height and shape.

It would also overpower what has become a small corner. This space was intentionally designed by the planners to give space between the two right angle rows of houses on Dovedale Court.

OBJECTION 3 TRAFFIC ISSUES

With reference to the email from the Highways Department to your office the information they provided was incorrect.

There is no on street parking on Dovedale Court. It is a narrow, single track, U shaped, in and out road with no pavements.

Three out of the nine houses have double drives acquired by adding on to their existing single drives. This has resulted in a large number of vehicles using a small one track road. (There are currently 4 cars, 3 SUV cars, 2 Camper Vans and one van. One resident does not have a car)

There is no provision for people visiting.

Because of this overload people are using Shirbrook Drive to park their vehicles which blocks the vision of other car users entering and exiting Dovedale Court.

Bearing this situation in mind an extensive build at number 4 over a long period of time would cause major traffic problems.

We further need to bring to your attention that seven out of the nine households on Dovedale Court are occupied by people over 70 years of age all of whom have health issues.

They are therefore more dependent on delivery services and medical assistance requiring quick entrance and exit.

Therefore there would be yet again an issue of access during the build.

ADDITIONAL INFORMATION

In relation to number 4 the house was purchased in July 2023 and to date is still vacant.

We hope that you will give our objections careful consideration and not allow this excessive expansion to take place.

Irene Annis

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