

Ref: HPK/2024/0038
Address: 18 London Road

Status: Object

Dear James Stannard

I wish to object to application HPK/2024/0038 on the following grounds:

Overdevelopment of the site

Development is contrary to local policy as set out in the High Peak Design Guide 2018 Section 3 – Designing in context

Contrary to local policy as set out in High Peak Residential Design Guide SPD 2005 Section 4 – Settlement Patterns

No evidence of adequate amenity or privacy for proposed dwellings

Loss of privacy to neighbouring dwellings – a back-to-back distance of less than 12m between habitable rooms of the proposed development and numbers 9 & 11 Compton Road, versus High Peak Local Plan guidance of a minimum of 21m, plus allowance for level changes and adjacent taller buildings.

Loss of amenity space, privacy and overshadowing of 18 London Road.

Incorrect information within application form – there are trees on adjacent land that will influence the development

Inaccurate information provided on proposed site plan relating to positions of trees adjacent to proposed development site

Parking – insufficient parking associated with each proposed development

Proposal impacts on and counteracts the viability of previous planning application HPK/2021/0352, which relies on space to the rear for both parking and bin storage – refer to drawing: Proposed Block Plan B208

This is a non-exhaustive list of reasons why even the principle of development in this location is wholly inappropriate, and not in accordance with the most basic design principles of local grain, settlement pattern, development blocks and character of the area.

We therefore kindly request that HPBC make clear that no form of residential dwellinghouses in this location will be acceptable.

Yours sincerely

Chris Pickup
9 Compton Road
Buxton
SK17 9DN