

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0147
Site Address: 95 St Johns Road Buxton Derbyshire SK17 6UT Buxton
Comments by: Mark Griffiths
From:

St Johns Road
Burbage
Buxton
Derbyshire
SK17 6UT

Phone:

Email:

Submission: Objection

Comments: Access and Parking:

Although it may be true that there is sufficient space for six cars on the driveway the cars will not be static due to shift patterns and change overs of the staff working at the property.

It is likely there will be additional visitors to the accommodation over and above the staff employed directly to work there, e.g. support workers, other professionals, delivery drivers, OFSTED inspectors etc.

The access to the property is via a busy main road (A53) and very close to a pedestrian crossing used by school children and others.

Exiting our drives is already problematic for those of us living on St Johns Road. The additional movement of vehicles will increase the issue and may impact on the safety of those using the pedestrian crossing.

The statement from DCC Highways refers to on-site parking provision but does not address the issues referred to above.

Change of use:

Planning permission was previously granted at this address to expand the property into a larger residential dwelling. There are a limited number of residential properties of this size and nature on St John's Road. As such it would not be reasonable to change the category of use taking into consideration the demand and supply of such accommodation.

Although the applicant states that the character of the property and neighbourhood will not be changed. The change of use would unavoidably affect the character of the property and impact on the neighbourhood.

A change to non-residential use and to the number and nature of the occupants will obviously have an impact on the property and the neighbourhood.

Current residents of St Johns Road generally live privately, with little impact on each other. It is unavoidable that this situation will change with the proposed change of use.

Nature of the accommodation:

The accommodation may be detached, but it is not private and self-contained, a visit to the property by planners would show this to be the case. There are neighbours either side and to the rear of the property who would be severely impacted by the change of use, by the additional numbers in the property and using the outside space.

The front of the property is also not private or self-contained and looks directly onto the properties opposite. It also leads directly to a very busy main road, which may not be the ideal location, for a property for cared for children.

Need for accommodation:

Has provision of the accommodation been commissioned and approved by Derbyshire County Council. This may not impact on the planning application, but may indicate whether or not the applicant has followed due process in attempting to establish provision.

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