

Ashbourne Cottage,
Ashbourne Lane,
Chapel-en-le-Frith

Dear Rachel Robinson,

As part of the consultation on planning application **HPK/2024/0313**, Single Storey Rear Extension and Rear Domer Extension at Highleigh, Ashbourne Lane, we wish to provide the following **objection**. The planning application has been entered without providing the context of, or consideration to the setting of the property in relation to the attached dwelling or surrounding area.

Highleigh and the attached property, Ashbourne Cottage form part of the group of dwellings at "top o' th' plane" at the top of the old incline plane of the Peak Forest tramway. The two buildings behind the cottages are listed and have historical significance to the area. The two cottages, Highleigh and Ashbourne cottage at the front of the settlement are very prominent in the landscape. The picture below is taken from Church Brow, Chapel-en-le-Frith and shows the front of both properties are visible for a wide ranging area.



The picture below shows the rear of the cottages visible taken from Peaslow Farm, in the national park. The rear of the properties are also visible from a wide ranging area, including the A6 as it leaves Chapel-en-le-Frith towards Dove Holes.



Previous extensions to Highleigh and Ashbourne Cottage have occurred and not affected the historical identity of the dwellings as a pair, as is evident from the photographs enclosed. These have been at the gable ends and an identical single storey extension to the rear, as well as a further sunroom at Highleigh.

To add further context Ashbourne cottage has a tiered amenity space at the rear which is approximately 1.5metres higher than the back of the property within 1 metre of the back. Raising by approximately another 1 metre at the third tier.

There is also a public footpath that runs down the back of the driveway of both cottages.

The planning application is to add two further large extensions to the cottage. We believe these are not in keeping with the character of the dwelling, its partner dwelling and the associated surrounding areas. They would transform the appearance of the existing house such that it would appear entirely out of keeping and be visually harmful to the top of the plane setting. They would cause a significant overbearing impact on Ashbourne Cottage.

The proposed dormer box is very large and dominates the whole roof slope and fails to respect the proportions of the existing roof and its attached neighbouring property.

No examples of dormer extensions are found in the immediate area, and it states on the council's website that "except parts of Buxton, dormer windows are generally rare in high peak" and "dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible

The sheer size of this proposed dormer causes an overbearing nature in the amenity space of Ashbourne Cottage causing privacy issues. This is enhanced due to the tiered nature of the space.

The dormer would be visible from a wide ranging area, including the public footpaths in the area, main A6 Road and into the Peak District National Park.

The proposed ground floor extension to the already extended rear of the property is excessive in height, at 4.5metres. The apex of the roof sits above the level of the first-floor windows of both Highleigh and Ashbourne Cottage. This too causes an overbearing issue in the amenity space of Ashbourne cottage and due to its height would also be visible from the public footpaths in the area and wider valley setting.

Pictures taken from the amenity space of Ashbourne Cottage, facing Highleigh.



The cumulative extents of these two further extensions to a three times extended property fails to keep the alterations subservient to the existing dwelling. It also damages the historical relationship of the pair of dwellings.

We welcome the council's planning team to visit our property to understand the difficulties this planning proposal would cause, in particular to the amenity space.

To sum up, the proposed planning application is significantly overbearing in nature, damaging to the character of the host building, its attached partner and further historical setting. For these reasons we believe the application should be refused.

Kind Regards

Stefan and Emma Cartwright