

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 06 August 2024 09:57:06

Application Reference No. : HPK/2024/0317
Site Address: 18 Beech House North Road Glossop Derbyshire SK13 7AS Glossop
Comments by: Mr and Mrs Caldecott
From:

Constable Drive
Marple Bridge
Marple

Phone:

Email:

Submission: Objection

Comments: We are writing to object to this proposed development on North Road in Glossop.

It was only by chance that we noticed this planning application as the signage is not obvious from the road and is attached to the property gate, meaning that people have to actually trespass onto private land in order to read it, which is not how these things should be displayed.

We have lived on both North Road and Spire Hollin and although we currently reside elsewhere, we still visit friends and family in Glossop on a regular basis.

We are quite amazed at the sort of extension work people seem to need these days even though their homes are not obviously inadequate in size, and a lot of this type of unnecessary building work, as we see it, is not in keeping with the houses that it is usually attached to..

As seems to be the case with this planning application.

A sizeable stone house, originally a vicarage we were informed, albeit now split into two residences, but still with an assortment of different rooms, spread over at least 2 levels, along with a large wrap-around garden plot.

I would have thought that most people would be happy with this amount of space but perhaps the applicant has a larger family than can possibly cope with such an above average square footage of living accommodation.

Looking at the plans, all we see is an out of proportion/character garage extension with new front of house entrance, neither of which will do anything but detract from the attractive original house facade, even if clad in similar modern stone and roofed in slate.

The new addition also appears to be at least 6 metres wide, which is considerably wider than the existing house and most of what people will see from the street is going to be a roll up garage door, certainly not something that will benefit or enhance the look for the public or the applicant.

In no way is this going to be in keeping with the style of these stone properties.

As a passer-by, this seems to be a very nice old property, and one that has not already been ruined by extensive and quite unnecessary extension work.

We cannot quite see why, when someone has an already sizeable driveway to park multiple vehicles on, that they would want to erect something so huge and out of character?

We did actually wonder whether the applicant may be planning something a little different down the line, as neighbours of us have tried in our own area, like a change of use of this 'garage' into a habitable space, thus creating a downstairs ensuite living/sleeping area for whoever may require it in the future.

If these super-sized 'garage' plans are passed then it would be quite straightforward to alter the original plans without the need for much if any council or public consultation.

But, conspiracy theories aside, we wholly object to the building of this side extension based on all of the above.

Properties such as this in Glossop really should be preserved and not allowed to be altered in such inappropriate ways.

If people were free to do similar things to some of the areas most significant buildings then Glossop would very quickly lose its whole historical character and identity and become much less of an attractive place to live.

Please do consider this and our other observations when making final decisions.

Thank you.

Frances and Alan Caldecott

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