
From: planningcomments@highpeak.gov.uk
Sent: 24 September 2024 13:02
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2024/0397 Site Address: 34 Park Road Hadfield Glossop Derbyshire SK13 2AH
Glossop Comments by: Richard & Nicola Grundy

From:

30
Park Road
Hadfield
Glossop
Derbyshire
SK13 2AH

Phone:

Email:

Submission: Objection

Comments: HPBC Planning Application Reference HPK/2024/0397

Objection on material grounds.

- Procedural: We note that the drawings state: 'Designer takes no responsibility for any dimensions obtained by scaling from this drawing.' ' does this statement not equate to the phrase 'do not scale from this drawing' which is obviously against the application validation rules of HPBC Planning Department. To quote HPBC policy: 'Please note we will no longer accept drawings including the words "Do Not Scale" and these applications will be made invalid. Any wording you may wish to place on your plans should reflect this (e.g. "Contractors are advised to check dimensions with the architect before setting out on site"). Guidance on the correct scale is within our Validation National and Local List guidance document below or if you are unsure of your wording please contact us.'

- Appearance: We note that timber cladding has been selected for the upper storey walls to the rear elevation, given that the existing materials on rear elevations to Park Road are stonework or render this does not accord with the streetscape when viewed from rear gardens on Park Road or Bankswood Park. HPBC policy states the following hierarchy in the SPD: '3.7.1 Choice of walling materials (local plan extract): i. Natural stone of a colour and texture appropriate to the area will always be acceptable and encouraged, subject to local walling style, pointing, cut and laying. ii. High quality reconstructed stone may be acceptable outside of areas visible from the Peak District National Park and other sensitive settings such as in Conservation Areas and Listed Buildings and their settings. iii. Brick of a compatible colour may be acceptable in areas where the surrounding development is brick built or where there is no predominant material.'

- Appearance: We note that the lower storey of the extension graphically shows random stonework to walls, stonework walls to Park Road are coursed and as such we would expect to see this in the drawings either graphically or by annotation;

- Scale & Amount: The side elevation shows the ground line to the rear garden of 34 Park Road, however the rear gardens to 32 and 30 Park Road are circa 1300mm lower, this would mean that the proposed privacy screen to the new terrace would become a boundary treatment between 32 and 34 some 4300mm high & a reasonable residential boundary treatment is 1800-2100mm in height. This proposed privacy screen having an overall head at 4300mm compared to the ground level to no. 32's rear garden is extremely excessive and will constitute a significant loss of light and visual amenity to the gardens of no. 30 and no. 32;

- Scale & Amount: The privacy screen (due to the extents of the proposed terrace) continues well beyond 3m from the original rear elevation of no.34 and the 45 degree notional line from the Kitchen window to no. 32 has not been considered, the privacy screen as proposed continues beyond the 45 degree notional line from the Kitchen window to no. 32 at a height above the head of said window. The extents and height of the proposed terrace along with the privacy screen do not accord with the topography of the site and consequentially negatively impact the amenity of neighbours.

In conclusion we object to the development as presently designed for the above reasons & the majority being &material objections&. We must for balance advise that we have no objection to the principle of a two storey extension to the dwelling to the extents shown on the plans.

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