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I am writing to comment on the outline planning application HPK/2024/0238. It is very difficult to comment on anything, with any certainty, given the lack of detail that has been submitted. Measuring off the submitted drawing 2977-01 Site & Location Plan, it appears that the new house will be situated approximately 11-12 metres from the adjacent property, to the north. However, no dimension has been included to confirm this and no existing and proposed levels have been submitted to accurately assess the impact on the amenity of the existing or proposed dwellings. It is also not clear whether any habitable windows are proposed on the northern elevation, facing the adjacent property.

The adjacent property will also look directly onto the site for the proposed dwelling. High Peak's Residential Design Supplementary Planning Document SPD 2 says that: *"It is important that the design of new residential development provides adequate privacy, security, sunlight and daylight to occupiers of both new and existing dwellings"*. SPD 2 recommends a minimum separation distance of 21 metres between habitable room windows, with an additional 1 metre for every 0.5 metre change in level. The adjacent property will be effectively 1.5 storeys higher than the proposed dwelling which equates to approximately 3 metres. This could mean an additional 6m to the required separation distance, if there were any habitable room windows on the north elevation. SPD 2 does not specify a distance between habitable room windows and blank gables, but this is usually 14 metres, which would mean the house would need to be moved a further 2-3 metres away from the northern boundary.

If windows are proposed, at first floor level, on the west elevation, these would directly overlook the private rear garden of another adjacent property. Again, no information on proposed windows has been submitted.

The proposed dwelling is surrounded by mature trees which would have a significant impact on the levels of both sunlight and daylight to the proposed dwelling. This would create social proximity issues, leading to increased pressure to remove some of the mature trees. The Arboricultural Impact Assessment does not propose the removal of any trees, despite the proposed dwelling and parking areas being constructed within the root protection areas of numerous trees. I don't think that it is feasible to construct this dwelling, without the loss of existing trees. Simply saying that the foundations will be designed by an engineer, with the help of an arboriculturalist, is not enough. This is in a conservation area where trees and wildlife need to be protected.

In short, I do not believe that sufficient information has been submitted with this application, to accurately assess the impact of the proposed development. Therefore, In its current form, I must object to the submitted proposals.

