

Subject: Comment Received from Public Access
Date: 08 November 2024 15:39:05

Application Reference No. : HPK/2024/0437

Site Address: 9 Netherfield Road Chapel-En-Le-Frith Derbyshire SK23 0PN High Peak

Comments by: Robert Fowler

From:

11
Netherfield Road
High Peak
Chapel en le Frith
Derbyshire
SK23 0PN

Submission: Objection

Comments: We would like to object to the planned proposal of a detached double garage and workshop HPK/2024/0437 at 9 Netherfield Road Chapel en le Frith, in particular the proximity to the shared boundary and the height, width and length of the proposed structure which we believe to be overdevelopment of the site.

1. The proposed structure would be 1 metre away from the shared boundary contrary to planning policy which is 2 metres from the curtilage of the dwelling house. This will impact on loss of light to our kitchen area and be overbearing to our property due to its closing proximity. The kitchen window of our property is only 2.6 metres from the shared boundary.

2. The rear 3.6 metres of the proposed garage development, housing the workshop, office and toilet will be 1 metre away from our BBQ/outdoor dining area, an amenity which we have the right to peaceful and private enjoyment of. We feel this would be compromised, there would be loss of light on our patio area as the sun sets directly behind the proposed development causing overshadowing on this area. We also feel the increased noise levels associated with a garage/workshop, hammering, grinding, drilling etc and the increased activity would lead to loss of privacy and a reduction in the quality of our life.

3. The size and location of the proposed structure does not respect the street scene in particular the relation to the scale and proportions of surrounding garages and would be entirely out of character for the road. The proposed height of the structure would be 4.477 metres with an eaves height of 2.644 metres which is contrary to planning policy which states a maximum height of 2.5 metres in the case of a building within 2 metres of a boundary of the curtilage of the dwelling. In our view the proposal is contrary to local planning policy and also represents overdevelopment of the site. The property has a large footprint already, it consists of a detached house, double garage and parking for 3 cars.

4. It is noted the design statement makes reference to additional off street parking, the owner of Number 9 has informed us he has a number of vehicles in other locations that he would be rehousing in the proposed garage/workshop. With that and the fact that a large caravan currently occupies the space allocated for the new driveway we do not see how this additional parking would benefit the street, in effect it is bringing additional vehicles to an already overcrowded road.

The proposed workshop and garage has an office and toilet area and we have concerns that this lends itself to potential commercial use in the future.

5. We note in the planning application that it has been stated that no trees will be removed however we do not believe this to be true as there are trees by the boundary towards the front of the proposed development and trees at the very rear of the structure by the boundary.

For the above mentioned planning matters we object to the proposed structure and believe the application should be refused.

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