

From: [Rachel Robinson](#)
To: [Planning \(HPBC\)](#)
Cc: [Jennifer Robb](#)
Subject: HPK/2024/0484 - BROOKSIDE COTTAGE , 13 Marple Road
Date: 02 January 2025 14:09:01
Attachments: [image001.png](#)

Good afternoon,

Please see comments for HPK/2024/0484 below.

Objection - BROOKSIDE COTTAGE , 13 Marple Road

Brookside Cottage (13 Marple Rd) is located within the Holehouse conservation area and is clearly visible when approaching along both New Mills Rd (approaching from the south) and Marple Rd (approaching from the south- west).

Brookside Cottage is clearly visible when approaching the site via New Mills Rd. The existing side elevation presents a simple gable elevation characteristic of terraced and semi-detached cottages within the Holehouse conservation area. The Holehouse Conservation Area Character Appraisal (CACA) states the following in regards to built form and visibility:

Para 4.58 'Buildings have developed along the linear routes of Marple Road and New Mills Road in small groups of terraces with larger detached and semi-detached buildings on the periphery of the area. There is a long terrace of nine houses in the yard at Chisworth Works. The Conservation Area has an open feeling with gardens in front of and next to houses, green spaces and fields behind buildings and either side of the roads. **Due to the location of the properties along the roads, each building or group of buildings is easily visible within the designated area'**

The proposed two storey extension will introduce a convoluted and busy roof scape, which will be highly visible from New Mills Rd. The dwelling currently appears as a simple terraced cottage, characteristic of the High Peak. The proposed extension will introduce an oversized extension, not characteristic of the host dwelling.

Furthermore, the proposed extension will introduce substantial increase in the quantity of render at the property. Render and limewash is not characteristic of the High Peak, with the exception of some end gables as seen at the application site (Adopted Residential (SPD) 2005 para 3.15). However, the proposed scheme expands the use of render to the principle and rear elevations of the proposed extension. The current single storey garage demonstrates the negative impact of an excess of render introduces to the street scene, creating a stark structure uncharacteristic of the street scene and conservation area. The proposed excess of render is considered harmful to the conservation area.

The application proposes an excess of glazing the rear of the extension, not characteristic of the conservation area. Fenestration patterns within the conservation area are simple in design, a pattern which has not been taken into account in regards to the design of the rear elevations. Large expanses of glazing are not characteristic of the Holehouse conservation area. The Holehouse CACA states:

Para 4.60 'Most buildings are vernacular and there is generally little architectural decoration. Most of the terraced or semi-detached houses have plain ashlar window surrounds or window heads and sills and plain ashlar door surrounds. A notable exception is Chisworth House, which has a moulded ashlar door surround with a decorated lintel.'

Finally, the application appears to be lacking the necessary heritage statement. A heritage statement is required for applications which effect a heritage asset, such as a conservation area, under para 207 of the NPPF. A heritage statement should therefore be requested of the applicant in accordance with the NPPF.

Overall the excessive use of render and dispositional massing of the extension results in less than substantial harm to the conservation area. Therefore, it is recommended that the proposal is refused.

Kind regards,

Rachel Robinson Conservation Officer

(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

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