

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 07 March 2025 13:08:07

Application Reference No. : HPK/2025/0007
Site Address: LAND ADJACENT Buxton Road Chinley Derbyshire
Comments by: Holly Soden-Craven
From:
29
Princes Road
High Peak
Chinley
Derbyshire
SK23 6AB

Submission: Objection
Comments: Objection to Planning Application

I strongly object to the proposed planning application for the following reasons:

Residential Amenity and Impact on Neighbouring Properties:

In the Design, Access, and Planning Statement (Section 6.0 ; Residential Amenity), it is stated that the scheme would have acceptable separation distances from neighbouring properties to avoid loss of residential amenity through overlooking, overshadowing, or overbearing impact. This claim is inaccurate. The proposed development would directly adjoin the boundaries of 31, 33, 35, and 37 Princes Road, resulting in a significant reduction of private amenity space for these properties. The layout is out of character with the surrounding residential area and may negatively affect the market value of the existing homes.

Safety Concerns Regarding Access on Buxton Road:

The proposed access point on Buxton Road is highly concerning. It is located in a dip in the road, with no pavement, which would create a hazardous situation for pedestrians and drivers alike. With vehicles approaching at speed into the dip, it would be dangerous for individuals crossing the road, as the lack of visibility would make it difficult for both pedestrians and drivers to anticipate each other's movements. Buxton Road already experiences high volumes of traffic, and this additional hazard could significantly increase the risk of accidents.

Preservation of Wildlife Habitat:

This site provides an important pocket of wildlife, and I strongly believe it should be preserved as such. Development would result in the loss of valuable green space that supports local wildlife, and I urge the planning authorities to consider the long-term environmental impact of this proposal.

For these reasons, I respectfully request that the planning application be refused.

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