
From: planningcomments@highpeak.gov.uk
Sent: 23 April 2025 21:14
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2025/0068 Site Address: 17 Level Lane Buxton Derbyshire SK17 6TU Buxton
Comments by: caroline hollis

From:
53, Washbrook
Level lane
Burbage
Buxton
Derbyshire
SK17 6TU

Phone:

Email:

Submission: Objection

Comments: I wish to Object to this proposal for a 3 bedroomed house to be erected in the garden at no17 level lane

When the occupants moved In they cut down a lot of mature tree's opening up this land for development, the only tree's to be replaced are the proposed screening between the existing house and the new proposed house leaving the new property in full view of all the neighbours.

The tree's they removed should be replaced giving all the neighbours some screening from this new build.

The proposed driveway is extremely steep and the occupants do not use it now but park on the pavement outside their property(no 17) blocking the pavement and our view from the top of our lane up level lane, we can see the neighbours drives on the oposite side of the road with no issues but no 17s drive is completely obscured by vegetation and vehicles the proposed parking in the front garden of 17 level lane will completely block our view of any vehicles using the drive to the proposed house and for them also, we wont be able to see cars whilst driving up our lane due to the new house and the proposed screening between their properties. Our lane is a steep incline at the top onto level lane but as we are the last property we do not have to worry about traffic from the left, this new build won't be able to see any vehicles coming from the left we have a lot of traffic using our lane

As I stated our lane is a steep incline onto level lane (I might add not as steep as the proposed site) in the Winter we really struggle to get out of our driveway and we have a much better run at it than the new property will have meaning they will not be able to park at the property in bad weather, Level lane is already congested with an excessive amount of parked cars making it a single track rd this new dwelling is going to cause issues on neighbouring roads. this will also be an issue with the bins we do not wheel our waste bins up to level lane it's impossible when they're full. Luckily we have a weight restriction on the bridge so qualifies us to have a man with a caged van collect our waste this will nit be the case for the proposed site.

In the planning statement I notice our properties are not even mentioned yet we are the ones that are going to face this modern new build head on at our level with all other properties looking down on it (they only mention looking over fields which is completely untrue it faces directly into our homes) this new build is in no way in keeping with our 300 year old Bungalows made with natural stone with stone slate roofs this house will stick our like a sore thumb to us. We already feel like we live in a goldfish bowl these new builds are encroaching closer and closer to out lovely old cottages. I thought there were rules protecting being built next to on many sides.

Finally the occupants have already been refused access onto our lane as an entrance to this property. I want it noting there are no sewers running down our lane I will not be granting access for any sewage or any waste water to be piped down to our private sewers Meaning all sewage and grey water for this proposed house will have to be pumped back up to level lane. This is a huge concern with the River Wye being so close it could easily contaminate the river even a septic tank could overflow into the river and having a permeable drive will still allow chemicals (from car washing etc) to soak into the river wye as the site is extremely close to the river bank this has seen many developments refused in the past, this land is classed as flood plain and the field they mention looking over floods every winter or heavy rainfall in fact there is a spring bubbles up right on the boundary between their garden and our lane above the proposed site. This land is just infill from the existing house and really isn't suitable for building on especially a house of this size

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