
HPK/2024/0143 - Ashbourne Lane, Chapel-en-le-Frith

RE: Unit C

This statement has been prepared in relation to application number HPK/2024/0143, following design revisions submitted to the local authority and a revised public consultation. A sustained objection to the proposals was received from the neighbours adjoining the rear of the proposed building 'Unit C' on the 14th April 2025, reiterating concerns about scale and appearance.

The appearance of the building has been designed to closely replicate surrounding structures, as described in the design and access statement. The use of multi-pitched roofs, natural gritstone walling, corrugated metal sheeting, and timber fencing are not unusual to the local area, and can be found on numerous agricultural and commercial buildings around the Peak District. Overall, the proposed materials palette will be a significant improvement over the quality of the existing buildings on the site.

The consultee has taken measurements from the drawings using proprietary software and raised concerns about the scale and accuracy of the submitted drawings. We cannot comment on the accuracy of any third party software that has been used to scale from digital reproductions of the drawings. We can verify that drawing WAC 1813 2-01 Rev J is at scale 1:500.

The consultee questioned the accuracy of the indicative 16 meter offset from the rear of their property, and provided measurements of their property that suggest the 16m offset as agreed with the LPA should be circa 1m further from the boundary. While the dimensions provided are helpful in understanding the relationship of the adjoining property to their side of the boundary wall, it is difficult and inaccurate to transpose isolated site measurements onto a pre-existing topographic survey that crosses property boundaries, especially over changes in level and orientation. However, we do appreciate the importance of maintaining an adequate offset between buildings with respect to their scale and massing, and have re-designed the scheme to respect this. Also, before commencing work on the foundation sub-structures, further routine surveys shall be undertaken to generate setting out coordinates for the proposed to ensure the building is correctly placed and respects the 16m offset.

Concerns were raised over the potential for water run-off from the yard to the rear of Unit C and the potential impact this may have on the integrity of the retaining wall on the Boundary with 22b Buxton Road. The proposed yards do not feature a permeable surface, and all surface water shall be appropriately drained into the below ground drainage connections within the site.

Concerns were raised over the siting and position of the proposed fence on the boundary to the rear of Unit C. The proposed fence shall not be constructed atop the retaining wall, and shall be set back from the boundary and supported by its own foundation, with the maintenance of the new fence entirely being the responsibility of the applicant.