
From: planningcomments@highpeak.gov.uk
Sent: 06 May 2025 21:05
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: Bridget Grindey

From:

54 Washbrook
Level lane
Burbage
Buxton
Derbyshire
SK176TU

Phone:

Email:

Submission: Objection

Comments: The architects paint a lovely picture of the proposed property with breath taking views up and down the valley, this is of course nonsense as the plans clearly show that the proposed build will directly face my property and that whilst taking into consideration the direct neighbouring properties by reducing the number of windows, firstly over looking no.17 and secondly facing Annecroft Road, no consideration was given to me as I shall now be looking at 10 windows instead of 5m which is my first objection.

My house used to be a property with open views all around until the Annecroft Road estate and the Carr Road estate were built and I am now surrounded on 3 sides and I am concerned that if permission is granted for this build it will set precedents for future garden builds on both Level lane and Annecroft Road. There is no need for this type of build on the grounds or no.17 apart from financial gain and greed as Mr and Mrs Piper made it perfectly clear that they only bought the property for the plot and intended to build on it from the start. I am all for extending your property as your family grows or indeed creating disabled living access but to ruin a fantastic family home, with great outdoor space for kids, to create 2 houses with mediocre gardens is not fixing a gap in the market but lining someone's pocket.

Secondly I have concerns about the capture of all waters from both the proposed alterations to no.17 and the proposed build as no provision seems to have been made for either. I am concerned that the grey water from no.17, if not collected, will run onto level lane and then down my lane causing me more problems with the dirt and debris from Level lane, that I have to clear, and grey water running into the river Wye and the undermining of my lane's surface which I have to pay to repair. The proposed build could see even more problems for myself if waters are not dealt with correctly as new hard standing areas are to be created and if this water is not collected effectively they could exit these areas and create standing water around the small bridge on my lane, which is tricky to navigate at the best of times, making it particularly hazardous in winter conditions for me to drive over. Finally there seems to be no plans for the removal or storage of sewage and grey waters. I must make it clear that there are no drains, past or present, from Level lane down to my property. My drains run into the Carr Road estate drains and no access will be granted via my property for any new drains required.

Thirdly I think parking issues are going to arise from the suggested proposals as no.17 is going to create 2 driveway spaces by removing 2 roadside parking spaces, which they are well within their rights to do, however this now means there will be no space for people to park whilst visiting no.17 and the proposed build. I can not express enough that the turning area should be kept clear at all times from parked cars, as this restricts my view when leaving my property, and parking on the roadside restricts access to and from my property. With the steep incline of the drive to

the proposed property where would the new residents park in adverse weather conditions as Level lane is already over congested on the best of days.

Fourthly I am extremely concerned about the use of plant machinery especially if a pile driver needs to be used as this could cause problems undermining my lane and the bridge causing the structure to fail. It also concerns me that builders will try to access the proposed site with plant machinery via my lane and I must say this will not be permitted as the lane is not built to take that sort of weight and there is no through road or turning area for large vehicles.

On closing I must STRONGLY REITERATE THAT ACCESS, BY ANY MEANS, IS NOT GRANTED TO ACCESS EITHER NO.17 OR THE PROPOSED BUILDING SITE from my private lane. This includes all amenities both now and in the future. The lane is for the private use only of myself at no.54 and my neighbour at no.53 with no exception.

Sincerely

B.Grindey

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