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From: planningcomments@highpeak.gov.uk
Sent: 09 June 2026 11:23
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED] [REDACTED]

Application Reference No. : HPK/2026/0196 Site Address: 27 Marlborough Road Buxton Derbyshire SK17 6RD
Buxton Comments by: Martin Munden

From:
25 Marlborough Road,Buxton

Buxton

Sk176rd

[REDACTED]

Submission: Objection

Comments: Objection to application HPK/2026/0196. Comments are based upon the information submitted.

Our view is the current proposed garage would materially harm the garden and views at 25 Marlborough and the occupant's living conditions. We use and enjoy our garden a lot.

1. Height difference due to incline of street. The application drawings submitted appear incomplete, showing only the proposed garage in plan isolation. There are no elevation drawings that represent the slope/height difference between No 25 and 27, or the street slope or drawings to show the house and the proposed garage size and position. There is a 1.85cm ground height difference between our garden (on the downhill side) and the ground level of the new garage application. The new ridge height would be equivalent to a 2-storey extension (6.2m) on the boundary from our garden view perspective.

2. Boundary. Siting the proposed permanent building so close to the boundary with number 25 is not in character with the conservation area aesthetic, which avoids building on 'side' boundaries. This wall is currently a 'non-structural' construction, rebuilt during HPK/2007/0569 to extend the driveway level into the garden upon which the current summer house now sits.

The proposal does not show if guttering or eaves overhang the boundary. Currently there is space (40cms) behind the summer house to allow maintenance of the summer house and hedge. It is unclear if the proposal is to build astride the boundary or on it, either way this would cause maintenance access issues for both parties and require additional consents.

Hedge considerations - our mature privet hedge (not marked on plans) is only 40 cms from the current 50cm high boundary wall. The proposed permanent building will need to adhere to building regulations and would require footings that the previous pre-fabricated garage and current summer house did not. This could negatively impact the privet hedge growth and surrounding plants on the boundary between 27 and 25 Marlborough Road..

There are long-standing privet and beech hedges defining the curtilage at No 25, 26 and 27 Marlborough Road and between Corbar Towers, forming part of the character of this part of the conservation area. These need to be considered regarding the proposed new trellis to the west side of the property. The application does not show this detail as to whether the beech hedge is removed or the trellis an addition to the hedge.

3. Roadside wall. The application proposes widening the entrance to the drive. There are no details on how the wall would be finished where it joins 25 Marlborough Road. This detail needs to be considered to be in keeping with this conservation area.

4. Ridge height and building length not like-for-like. The applicant refers to the site of a previous garage and current summer house implying like-for-like replacement. This is not the case. The original prefabricated garage was considered a temporary building and therefore had no footings. The proposed garage is a permanent structure and the 4.2m ridge is significantly higher (+1.1m) than the original prefabricated garage and existing summer house ridge (3.1m). The current summer house also has a less imposing hip roof design compared to the proposed 'ridge roof' which would cause greater shadowing, blocking effect and reduced lines of sight. The proposed building is also 1.15m longer than the current summer house.

We feel the current proposed 4.2m ridge height is out of character for the area (e.g. existing garages have lower ridges such as at 26 Marlborough Rd and Marlborough Cottage, 25 Corbar Rd).

5. Runoff. Previous application HPK/2007/0569 did not include any additional land drainage to cater for the increased hardstanding patio area, perhaps as the summer house was regarded as a temporary structure (has no gutters or down pipes either) and the ratio of paved/unpaved (soakaway) perhaps considered acceptable. However, current runoff comes downslope into the garden of No 25. The proposal to extend the drive block paving to replace existing planting borders will also likely increase runoff volumes and speed, so drainage to mitigate this needs to be part of this proposal if approved.

6. Site visit. If this is to take place, we would like it to include viewing the proposal from our garden to appreciate the height difference and the existing hedge constraints. No 25 and 27 are mirror houses, any design changes need to honour and preserve this symmetry.

We would appreciate if you could keep us informed of any updates to submitted plans.

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