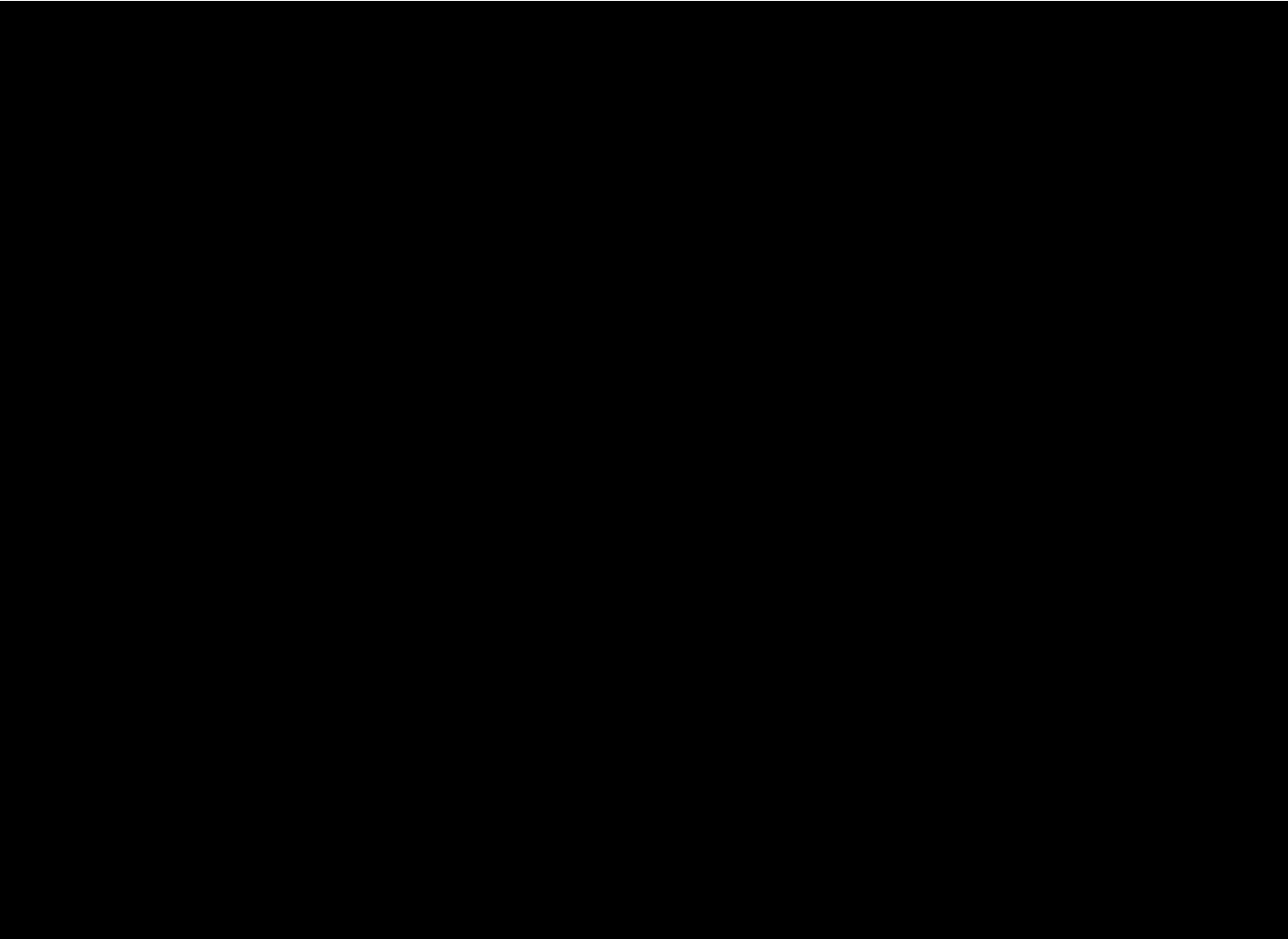




Sent: 26 August 2026 13:16

Subject: 94 Macclesfield Road, Whaley Bridge

Alex,

Ref HNT/2026/0007

After discussion with the applicant, we would like to respond to the objection letter from the neighbour at no. 96 Macclesfield Road.

Firethorn Hedge:

While I am not in a position to substantiate the claim that the hedge is entirely the neighbours' rather than a shared feature, this does not materially affect the planning application. The ownership of the hedge will need to be agreed between the neighbours – and if necessary the hedge retained. The extension would still be built, but would ensure the hedge is retained and the extension would still be within the design parameters of what is permitted.

Neighbour's porch:

The neighbour's porch is not temporary and it wasn't mentioned in our statement as 'temporary'. It is a solid structure which has been there for many years. The use of the word temporary is misleading. The application should take into account the current arrangement rather than the demolition of it the neighbours may be planning in the future.

45 degree sight line:

The 45 degree sight line on plan, is stopped by the neighbours porch, meaning the sight line realistically is further along the extension. Notwithstanding what I have said about the porch (above), even if the porch were to be removed, the 45 degree sightline would just miss the slightly higher roof area above the stair in the extension. On plan, the sightline is a bit misleading as the internal floor level is so much higher than external ground. The extension has been designed so that the applicants can still see out of their kitchen window with the extension below it. The internal levels and kitchen window are the same on the neighbouring property – so any view beyond the 45 degree line will be above the extension.

Looking at a vertical 45 degree line, the extension is also out of the required area, even if the porch were to be removed. The plans demonstrate that the extension meets the 45 degree rule in both horizontal and vertical planes.

The elevations show that the highest part of the proposed extension is no higher than the porch, as was claimed in the objection letter.

The objection claims that "The height of the proposed extension will also significantly increase the amount of shade cast over our garden". However, the extension has been designed to broadly follow the height of the hedge, causing materially, no more or less overshadowing than it currently does. Indeed, if the hedge is retained as per their wishes, they will barely be able to see the extension.

The objection also refers to being "out of keeping with the established character of this side of Macclesfield Road". The character of the area is not relevant in this type of planning application.

I see no reason why this application shouldn't be approved. If you have any comments, please can you come back to me.

Kind regards,

Amy Hubble
Director

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