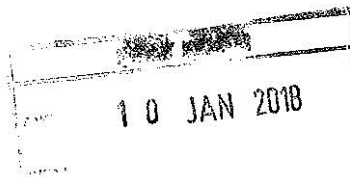


Dave Goodway & Andrea Lewis  
35 South Ave  
Buxton  
SK17 6NQ



8th Jan 2018

**With ref to planning applications: DET/2017/0019 and DET/2017/0020**

We have submitted our objection online but were unable to attach the drawing which is mentioned so I am sending this post for your reference.

Regards

Dave Goodway

Andrea Lewis

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Objection to part of Otters planning application No DET/2017/0019 DET/2017/0020

At present the access under Number 35 is severely constrained due to the width of carriageway and the the visibility splays are likely to be insufficient given the presence of the building and structures within the garden

This access width is stated as 2.6M on the proposal, the actual minimum width is 2.2m (see below + attached sketch)

Without the submission of information pertaining to the safe ingress and egress from the Site prior approval should not be granted.

More detailed information:

On the Otters "Proposed site plan unit 1" 403855.PDF & 403917.PDF, access to the 4 car parking places is shown from 2 sides,

- 1) the Jennel under 35 South Ave house
- 2) an existing entrance on the right side of 43 South Ave

Entrance 1) is marked as "Existing 2.6m clear right of way", this is not correct, the minimum width of the jennel is 2.15m.

This makes access for larger sized domestic vehicles impossible as ie. Land rover discovery is 2.22m wide

10 to 20 years ago vehicles sometimes used this jennel to access Otters factory, and in doing so have hit and dislodged the 'stink' pipe leading to the toilet above the jennel (which is an original part of the house). This was only recently discovered.

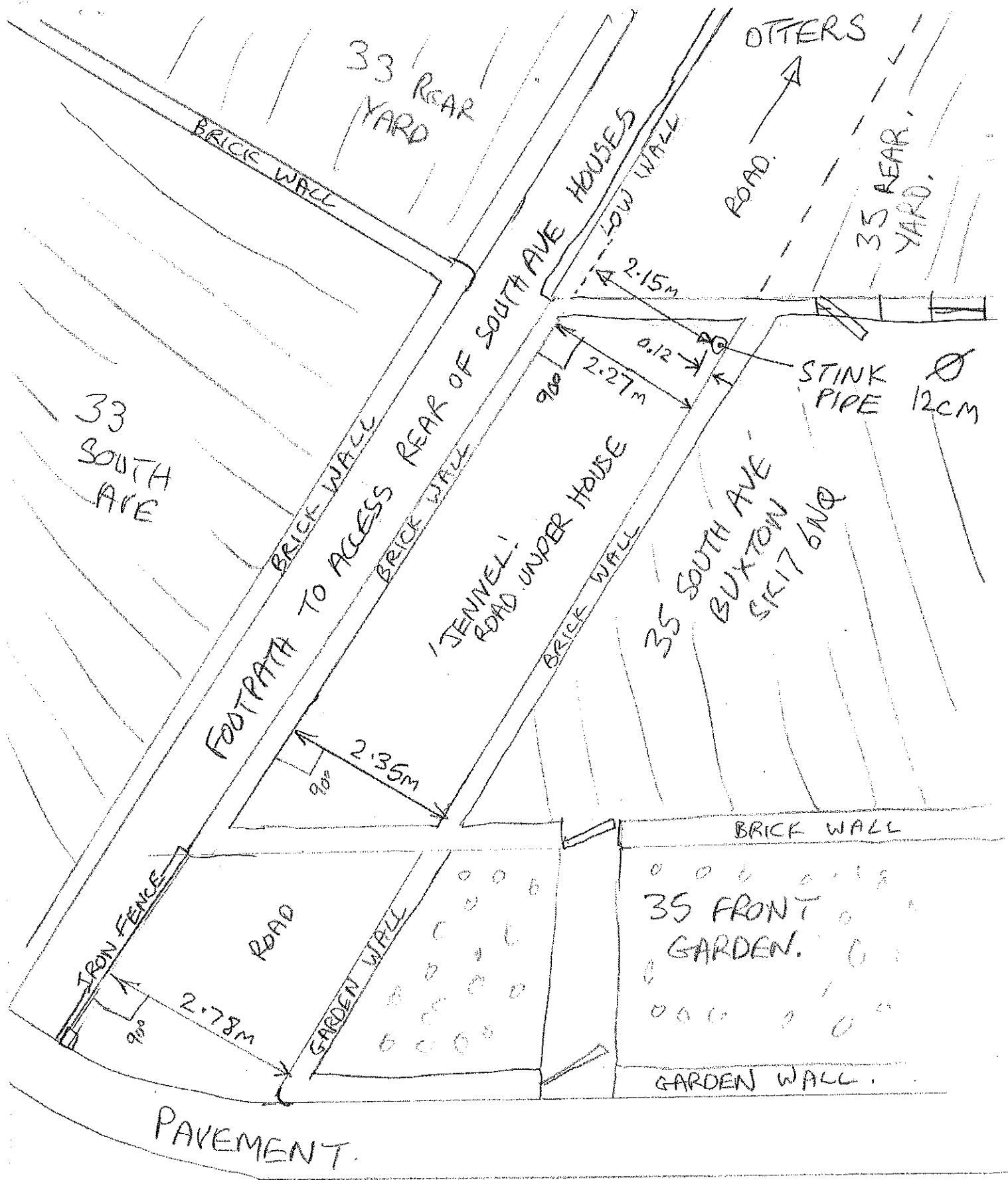
PTD

Unknown at the time, this led to a water leak in the stink pipe, which over many years rotted a support beam across the jennel. Consequently it caused extensive damage to the masonry above the rotted beam at the rear of 35 South ave property. The beam had to be replaced and the masonry partially rebuilt.

In Otters previous planning application for this same site, 2008 ... 2011, by Adlington (Peter Lynas) HPK/2008/046 6 the developers realised that after discussion, the width of the jennel for access, was an issue, so concluded that this was not a suitable access to the site on the plans.

Therefore we have to conclude that if access is allowed under 35 South Ave building there is a risk of further structural damage to the property.

DRAWING ATTACHED.



WITH REF TO: DET/2017/0019 + DET/2017/0020

