

SMD/2021/0319

Planning Officer e-mail to agent / applicant

8th October 2021

Good evening Scott

I have just discussed the amended plans 4743-01-07 with Ben. We note the willingness to omit the proposed vertical upvc grey cladding and revert to retaining the original brick work and this is a valuable revision.

We note the stepping down of the left side element and this too is helpful but this is relative only to the new proposed main ridge height. It would still result in a ridge appreciably higher than the current main ridge. Moreover, the main ridge in the proposal scheme would be 1m higher than the current main ridge. It is also significant to note that there is a subtle setting down of the existing ridge to the right relative to the height of the forward gable ridge that faces the road.

We then turn to consider how the proposal would appear in relation to its street scene neighbours. No.10 Curzon Rise to the lower side (north east) is a bungalow. The application property currently already stands significantly taller to this and is on a higher level. To add the additional ridge height and also substantially bring the building forward in the presently recessed section (where there is the basement garage) would greatly undermine the balance in the relationship with no.10.

The neighbour to the upper (south west) side at no.14 is also a bungalow. Again already no.12 stands more prominently relative to this property but there is adequate gap between. The relationship currently works satisfactorily. Again though we see the proposal scheme as crowding in on no.14 and over dominating.

In short the existing property sits proportionately to its plot and stands comfortably with its adjacent neighbouring bungalows. Our conclusion is that the proposal scheme over-extends the property. It remains a scheme that we find out of scale to the existing dwelling, its plot and its street scene neighbours.

I am sorry that the adjustments you have put forward do not solve the more fundamental issue here.

Arne

Arne D. Swithenbank

Planning Officer and Ecologist

Regulatory Services: Planning Applications

Staffordshire Moorlands District Council

also at High Peak Borough Council

Buxton Town Hall, Buxton