



High Peak Borough Council
working for our community



Consultee Response

Date: 07/10/2022.

Application ref: SMD/2022/0332.

Case Officer: Declan Cleary.

Proposal: 'Two storey side and rear extension in order to accommodate master bedroom and open plan kitchen dining'.

Dear Declan,

Rosebank, Hay Lane, Farley, Staffordshire, ST10 3BQ.

Objection.

The scheme demonstrates an overbearing extension adjacent to the modest principle dwelling of Rosebank. The location of the site is fairly exposed and the immediate rural vicinity of Rosebank is quite intimate in this portion of the Conservation Area.

The principle dwelling of Rosebank is visually at odds with the extension, with the proposed newer portion seeming to be unbalanced and competing.

Though the material palette seems to have been considered, it is recommended the design and scale of the extension be revised, in order to create a more respectful and therefore successful intervention within the Conservation Area.

Happy to advise.

Kind regards

Miss E Holland.
Conservation Officer.

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