

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2024/0044
Date: 02 May 2024 17:52:40
Attachments: [image001.png](#)

From: Emily Holland
Sent: Thursday, May 2, 2024 5:38 PM
To: Chris Johnston
Subject: SMD/2024/0044

Hi Chris,

Land off Cheddleton Park Avenue, Cheddleton.

Objection.

Whilst there may be suggestion there remains limited direct impact upon the heritage assets in terms of direct views, the scheme does in real terms begin to invite a spread and exacerbation of development into what survives as the sense of place and therefore setting for these assets, identified as having value, isolating the farmstead at GII listed Grange Farm and its GII listed barn. A feature of which is prominent among the vernacular of the Moorlands historic built environment. It also appears to invite future disfiguring of the natural landscape and topography as part of this sense of place, in order to facilitate particularly large dwellings. This in principle I cannot support.

The project demonstrates a structure very much unlike the characteristics found at a bungalow, and appears from the proposed site plan to be two of the scale of houses built shortly before, pushed together. This has created somewhat of an oversized and awkward building looking to be against the grain of what has previously been achieved.

I suggest that if the concept is for a bungalow, that suitable revisions are made to faithfully note the scale and form of a bungalow. As unfortunately it is not seen as one at all. The proposed north elevation appears quite uncomfortable in terms of its fenestration pattern, scale and location of the dormers, and isolated rooflight. The central dormer for example is quite odd and with the joinery lost within an oversized surround.

Currently I do not see the scheme being faithful to Policy DC1 and DC2. Notwithstanding design and quality concerns, there is a real concern that the scheme invites the gradual enveloping of what remains for these assets and their setting.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Advanced notice of planned leave: 14/05/2024-22/05/2024.

-

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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