



Willgate Farm

Rudyard

To SMDC Planning Department

Planning application No SMD 2024 0434 and 0433

14.11.2024

We write to comment on the above application and to ask you to adopt a positive approach to ensure a small development which would ensure pleasure for all who reside in a unique country area.

The sympathetic development of the site would be quite acceptable to us but we object strongly to the idea that two modern homes with two storeys and seven bedrooms can be considered as a fitting and appropriate replacement for what was once a pleasant and discrete bungalow. The new presumably brick houses would totally dominate the existing very attractive and suitable neighbouring bungalow thus destroying the amenities which the current occupants have worked hard to create.

We must also point out that the application does not fit well with the Rudyard Conservation area which either includes or adjoins the application site. Indeed the application in its present form seems to directly contradict the purpose of a conservation area. And clearly what is comparative high rise property is not appropriate for a skyline site.

Perhaps we take an over simplistic approach but we think the Council's insistence on the new build being on the existing dwelling footprints creates an obstacle to the development of a more imaginative plan. Modern bungalows using the natural lie of the whole development site could achieve all objectives without the introduction of high properties.

Access to the site will not be without problems involving safety and convenience. The lane to the site was created as the service road to Willgate Hall and associated agricultural holdings well before the advent of motorized traffic or machinery. It was sold by the Earl of Macclesfield in 1919. The road does not appear to have been altered since that date though it was re-surfaced at the expense of the then residents about 20 years ago. It is simply not wide enough or strong enough to cater for more regular road users and in parts meeting and passing would be impossible. Please take this into account while considering an application.

I regret that this note is outside the three week limit. I tried to respond on first site of the notices on the lane but on line I was informed that the notice was not currently available. Since then we have been away.

We have not received any other notification about this application at any time.

Yours faithfully

J.H. and Mrs. A.M. Hill