

**Grindell, Georgina**

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**From:** Peter Morley [REDACTED]  
**Sent:** 23 November 2015 11:36  
**To:** Planning  
**Subject:** Your Ref 15/00656/FUL Mr M Gratton

22<sup>nd</sup> November 2015

**Jon Bradbury**

Derbyshire Dales District Council

Town Hall

Bank Road

Matlock

DE4 3NN

REPLY BY	
- 3 DEC 2015	
DERBYSHIRE DALES D.C. PLANNING & HOUSING SERVICES	
24 NOV 2015	
OFFICER	[REDACTED]
REF	15/00656

Dear Mr Jon Bradbury

Re; Erection of detached dwelling and garage, Land between 18 and 20 Old Hackney Lane DE42QL Your Ref 15/00656/FUL Mr M Gratton

We would like to comment reference the above proposal. We strongly object to the format and scale of the above planning application

We do not feel that the application to build a comparatively over scaled 2 storey 4 bedroom dwelling will enhance the environment and surrounding area.

We feel that the proposal for a disproportionately sized dwelling of this size would have a visual impact on the character of the surrounding area.

Such a comparatively large dwelling would have a negative marked effect on all neighboring properties

We would not have an objection to a reasonably sized dwelling, as per the original outline application, that would be sensibly placed and of a similar size to other properties in the vicinity and of a 2 bedroom single storey construction

The current proposal is approximately twice the size of the original proposed single story 2 bedroom bungalow, and we feel that the plot would become overdeveloped when compared with existing development in the vicinity

We consider that this proposal would be overbearing, it would overlook and overshadow this property and garden, namely Flora Cottage 20 Old Hackney Lane

We feel that it would have an impact on the enjoyment of views for all surrounding properties, and that the aspect of the property would mean several other houses are overlooked

We also have concerns in regards to the number of vehicles maneuvering on and off the plot and onto what is, at times, an already busy highway - in reference to the original application 12/00138/FUL.

We consider that the change of bedrooms from 2 to 4 would inevitably double the amount of potential traffic. We feel that this extra traffic would be a nuisance due to extra noise, lights and general activity across the shared access of 20 Old Hackney Lane.

Furthermore the proposed garage area and parking for this number of vehicles is adjacent to a recreational area and we'd be concerned about the levels of fumes and noise from so many additional vehicles

Lastly we also have concerns that an increase of vehicle access would have an adverse effect on highway safety and the convenience of pedestrians and road users

Please acknowledge receipt of this letter and I assume you would contact the undersigned if you have any queries

Kind Regards

Peter Morley & Georgina Bloomfield

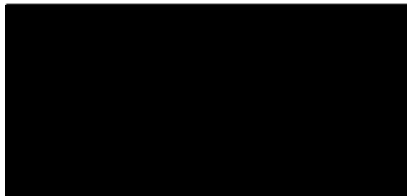
Flora Cottage

20 Old Hackney lane

Hackney

Matlock

DE4 2QL



By email

Copy - By post

Peter Morley

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