

10th December 2020

**Objections to the planning application for the
erection of detached dwelling with integral garage
at Springwood House, Sheffield Road, New Mill HD9 7EX**

Dear Sir/Madam

. I would

like to object to the above planning and have added my comments below.

1. OLD PLANS AND PHOTOS RE SUBMITTED FROM 2017 AND NOT TAKEN INTO ACCOUNT CHANGES TO THE COACH HOUSE PLANS AND SITE
The planning application above is a re submission of the original plans that were approved first in 2017 and included plans for the Coach House, which at the time was on the market and needing refurbishment. plans were changed (2017/62/94083/W) but no changes have been made to the application for the land to accommodate this.
2. OVERLOOKED INTO BEDROOMS, LOUNGE, PATIO & GARDEN
The Coach House now has 3 bedrooms all on the ground floor with windows only to the front, all of which may be overlooked by the new property. The position of the patio and the french doors into the living room have also changed from these original plans and may therefore be overlooked. Due to the height of the new building it will also look down into the garden of the Coach House.
3. PRIVACY
When The Coach House plans were submitted it was made clear that no windows could be added on the field side (North) or side that points towards Springwood house (West), meaning nearly all windows face south, down the drive and towards the building plot.
4. CHARACTER OF THE NEW BUILD
Springwood House and The Coach House share a history and the new house will sit in close proximity (around 6 8 meters) to both. Therefore it would be best if it were to look like it fit in. The style of the plans are for a 3 story house with large arched windows and lots of levels, will in my opinion, overpower, dominate and distract from what is a lovely, simple, period setting.
5. HEIGHT OF THE NEW BUILD
I am concerned that the height of the new build will block the sun from the front of The Coach House, which as I've stated is where 90% of my windows are. Trees block sun to the East and Springwood House to the West, so I think this could have a significant effect on the light levels in my home. And also from my garden and vegetable patch.
6. ACCESS TO THE DRIVEWAY
I am concerned that during the build the driveway must be kept clear at all times as I have a right of way through it and it is my only access to my house.

I hope the applicant has a chance to re think the application and along with the architect re apply with a smaller house, with different orientation which fits the character of the plot.

Yours faithfully