

Matthew & Charlotte Chappell
47 Blackshaw Road
Glossop SK13 7SN

Appeal Reference: APP/H1033/W/18/3194655

Address of Site: Rainbows End, 20 Bute Street, Glossop. SK13 7PZ

We wish to reiterate that we oppose this application for the following reasons:

The applicant has already had a planning application accepted for this property – as detailed in the planning history section – which was broadly supported by the local community. We feel that the reasonings provided for this latest application (derelict property in need of development, affordable housing, sustainable location etc) have all been fully met by the existing approved permission and do not see how these can be used again as reasons to justify further development.

The statement of case attempts to answer many of the questions posed during the original application process – however it is worth noting that these answers were not made available during the original application process.

If this appeal is intended to test the validity of the original decision, then surely it should only be taking into consideration information that was made available at the time of the original application?

Regardless of the answer to this query we do have a few further comments / questions from what we have read in the appeal documentation:

The Proposed Site Layout paragraph included as part of The Statement of Case clearly states that the dormer windows will be added to the south-east elevation only. Plans submitted as part of the original application clearly show dormer windows visible on the proposed west elevation. Which is correct – the original application or the appeal?

In our previous comments we mentioned that the plans appeared to show windows below ground level. There has been an attempt to answer this, but it is still unclear. The plans for the basement bedrooms clearly show that that these are entered from the east elevation with a bathroom at the east side of the floor plan and the bedroom to the west. The west wall clearly shows a window – this will be below ground level as it is on the west elevation. It is difficult to comment on plans which appear to be inaccurate.

As per previous response our main concerns regard the proposed basement bedrooms. The only access to these rooms is from the east facing exterior and the actual bedrooms do not appear to have windows. To get from the living area (living room, kitchen etc) to the bedrooms will involve leaving the building and walking round the north end of the building and down the steps. This appears to be a rather unorthodox design for a one family residential property.

The statement confirms that the grass bank to the east side of the property is to be excavated. This cannot be achieved without a significant impact on our property – as the bank extends onto our land. The application still does not provide details of how this work will be carried out and how it will interface with our property. As such we are concerned that we may incur significant costs for landscaping or the construction of a retaining wall as a direct result of these proposals.

We welcome the applicant's willingness to discuss the proposals but do feel this should have been made a priority during the original application process last year. No contact from the applicant has been forthcoming before, during or after this application.

Regards,
Matthew & Charlotte Chappell