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12<sup>th</sup> April, 2017

High Peak Borough Council  
Planning Department  
PO Box 136  
Buxton  
SK17 1AQ

Dear Sir/Madam,

**Consultation on planning application**

**Application number:** HPK/2018/0133

**Location:** 143, Windy Haugh Manchester Road, Chapel-en-le-Frith

**Proposed development:** Erection of detached dwelling and associated works

The application for the erection of a detached dwelling is on land *directly adjoining* our property and garden.

We made no objection to the previous application on the same land (HPK/2015/0406); to convert the stable/storage building to a single storey dwelling with timber decking and glazed panels. Even though, this will cause the partial loss of privacy for us.

We do however have objections to the current planning application (HPK/2018/0133) based on the policies and strategic objectives set out in the High Peak Local Plan 2016.

**Policy EQ 6 Design and Place Making**

As stated in this section of the High Peak Local plan 2016, Policy EQ 6 Design and Place Making will be achieved by:

*“Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.”*

The current design of the dwelling does not conform to this policy requirement. The orientation of the planned development is visually intrusive, all the windows on the front of the proposed dwelling face directly onto our house and garden. We would be overlooked

from every window. We would lose our privacy entirely. The two storey nature of the building exacerbates this overbearing effect.

The same will be true for whoever takes up occupation of the existing dwelling - 143, Windy Haugh. We understand from our neighbours that they plan to sell this property and move to the new single storey dwelling for which planning approval has been granted (HPK/2015/0406). The windows at the back of the proposed dwelling will overlook the existing property and garden at 143, Windy Haugh.

The proposed dwelling, does not conform to a further element of Policy EQ 6:

*“Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.”*

The orientation of the proposed dwelling does not conform to the orientation of any of the properties along Manchester Road. The front of all the existing properties, face onto Manchester Road.

### **Policy H1 Location of Housing Development**

As detailed in this section of the High Peak Local Plan 2016:

*“The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:*

*The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement”*

For the reasons stated above, the proposed dwelling would not be “*well related with the existing pattern of development...*”. It is not orientated in the same way as the existing properties along Manchester Road and overlooks our property and land, and that of 143, Windy Haugh.

### **Conclusion**

As stated earlier, we did not object to the planning application for the single storey dwelling on the land adjoining our property and garden. This was in consideration for our neighbours' desire to convert the stables/out-building into their retirement home, despite the partial loss of privacy to ourselves.

However, we have serious concerns regarding this second dwelling on this land. The new planning application has not taken into consideration our privacy. We are fearful and distressed at the prospect of the proposed dwelling being built. We spend a large part of our

time in the garden. We will be forced to consider selling-up and moving away because our quality of life, our peace and tranquillity would be destroyed.

Yours faithfully,

*Kevin Wong and Cathering Li-Huang*