
From:
Sent: 20 September 2022 18:18
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0346 Site Address: 4 Lee Vale Drive Charlesworth Derbyshire SK13 5HD
Glossop Comments by: Mrs Sue WillettCharlesworth Parish Council

From:
Office 2
Copley Mill
Huddersfield Road
Stalybridge
Cheshire
SK15 2QF

Phone:

Email:

Submission: Objection

Comments: CHARLESWORTH PARISH COUNCIL

COMMENTS ON PLANNING APPLICATION HPK/2022/0346

4 Lee Vale Drive, Charlesworth, Derbyshire SK13 5HD

Erection of two storey side extension and single storey rear extension

Charlesworth Parish Council is very disappointed that High Peak Borough Council has failed to notify the council of this application.

The Parish Council OBJECTS to the application on the following grounds:

1. The applicant has failed to liaise with his immediate neighbours and to consider any views they may have
2. There is no reference to informal discussion with the Local Planning Authority
3. The applicant has failed to consider the provisions of The Party Wall Act 1996 which although not a planning consideration have a significant bearing on the lawfulness of this proposal
4. The single storey extension is out of scale with surrounding houses and takes too much of the available garden
5. There is no planning statement explaining the design principles and confirming the need for such a large extension
6. The northwest elevation of the proposal is sited on the boundary with No 6, and does not show in any detail how this will be treated, especially at roof level

7. The proposed extension will overshadow the garden of No 6, and comes very near the boundary with No 21 Glossop Road
8. The immediate neighbours will be concerned about overlooking, the lack of privacy and general reduction in the amenity they currently enjoy
9. Ground floor openings of the proposed extension bear no relation to the detail, proportions, and locations of the first-floor windows above
10. The character of Nos 2-8 Lee Vale Drive will change from two pairs of semi-detached dwellings to a single terrace of four dwellings. The two-storey extension would work better if it was set back from the frontage; the roof line would thereby provide more interest and lessen the impact of the (proposed) terrace frontage
11. It appears from the poorly maintained nature of the current building and the skip that work may already have started (this will already be having a harmful effect on the amenity of the immediate neighbours and other residents in Lee Vale Drive), and the LPA will need to satisfy itself that this application is not in any way retrospective.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
