

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 16 October 2022 18:55:18

Application Reference No. : HPK/2022/0429
Site Address: 1 Royle Avenue Glossop Derbyshire SK13 7RD Glossop
Comments by: Ken & Carolyn Scott

From:

68
Norfolk Street
Dinting
Glossop
Derbyshire
SK13 7RA

Phone:

Email:

Submission: Objection

Comments: Mr & Mrs K Scott

Manor Crest

68 Norfolk Street

Glossop

SK13 7RA

16 October 2022

Dear Sir/Madam,

Re: Planning Application HPK/2022/0429

1 Royle Avenue, Glossop, SK13 7RD

Thank you for the opportunity to make comments on the above planning application, and we wish to express the following concerns and objections to the proposed application.

1. The applicant states in the 'Supplementary Design Statement' that the application consolidates two previously approved proposals. In our opinion this new application should be considered in its own right and should therefore be reviewed accordingly, especially considering that the certificate of lawfulness has been amended with additional pitched roof and a loft room. In a previous application - HPK/2020/0525, which was subsequently refused and dismissed upon appeal - the planning officers noted that the dwelling had already reached its threshold with regard to extensions and alterations. Any further modifications or updates, such as the design specified in this application, will cross this threshold.

2. In addition to the objection stated above, it should be noted that the inglenook fireplace was omitted from the permitted development design described in the certificate of lawfulness HPK/2020/0415. In the delegated decision report dated 29/09/2020, it is stated ¿

¿The description of development has been amended to reflect the fact that the inglenook single storey side extension has been omitted in order to comply with permitted development rights¿

However, this inglenook fireplace has been re-instated in the plans of this latest application, and it should therefore be removed from this application.

3. We also wish to note that ¿ yet again - this latest planning application shows the existing front (West) elevation with a pitched roof over one bedroom on the first floor. This is inconsistent with the drawings for a previous application (HPK/2019/0125), which shows a flat roof over the same bedroom, and no application has been approved or implemented since. We have made this point in our comments on all the previous applications, all of which stated that work on the development had not started. The new application also states that work has not been started, which is clearly not the case.

Yours faithfully,

KEN & CAROLYN SCOTT

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