

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 November 2022 16:38:55

Application Reference No. : HPK/2022/0438

Site Address: Primrose House Primrose Lane Simmondley Glossop Derbyshire SK13 8EG Glossop

Comments by: Andrew Dutton.

From:

91.

Primrose Lane.

HPBC

Glossop.

sk13 6lw

Phone:

Email:

Submission: Objection

Comments: In answer to 2nd set of comments made by Mr Jackson, Primrose House.

1, The height of the fence has increased, due to the increase in NGL. Please refer to the plans supplied; you can see the original fence height, which is below my gutters, now it is higher by 60 cm + plus.

2, The decking only ran on the west side of the garden when we moved into 91 Primrose Lane. We are not arguing that it didn't run the full length of the garden, but not while we have been in residence. My belief that it had already rotted away like the final west side.

What is obvious is that the decking never had planning permission, also it was not a permanent structure.

3, The hard Standing is higher, this can be seen by the need of a new wall, which has been built to retain the new materials, which has elevated the ground levels and can be seen in the Planning application. Two wrongs don't mean a right, in regard to the decking and the hard standing.

4, The Dutton's privacy has been unintentionally improved? how can it have been improved when NGL have been ignored, and a platform built, a high see-through fence built, none of which offers any privacy, as previously stated the plans are antisocial and overbearing.

5, Development, as I am aware the Law states that, you cannot develop more than 50% of the land around the original house as it stood on the 1st of July 1948.

Mr. O Conner, the previous owner of Primrose House instigated the build of 91 Primrose Lane in the front walled garden of Primrose House, back in 2002/3. After Mr. O Conner obtained planning permission; he sold the garden with planning permission to Mr. Pollitt to develop 91 Primrose Lane, so 50% of the original land of Primrose House was developed.

6, Mr. Jacksons 3rd set of Comments.

This relates to the Planning application made by Mr. O Conner 2003, formally of Primrose House, and the Guarantee of Privacy made by Mr. O Connor on behalf of Primrose House.

Mr. Jackson seems to have miss read the application, as he states that, had his property (91 Primrose Lane) been built level with Primrose Lane, as stated? his guarantee of privacy would apply.

However, 91 Primrose Lane is not built at road level.

My answer, no it was never going to be built at road level, the planning application actually says,

Our intention is that the proposed site will be lowered to ground level with Primrose Lane, ie, approximately one meter lower than the current ground level.

The original garden was surrounded by a wall, the land within the site was 1 Meter higher than Primrose Lane, so the surface of the whole site was lowered by 1 meter, so the front of the site was at the same height as Primrose Lane. Evidence of this can still be seen.

The application then carries on saying, we have enclosed side elevation drawings to illustrate this.

These are the drawings and plans that I have given as part of my objection, the letter then goes on to say, this will guarantee privacy, so I hope Mr. Jackson stands by what he has said that the guarantee of privacy would apply.

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>
