

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 03 January 2023 16:52:05

Application Reference No. : HPK/2022/0550 Site Address: Horwich Lodge Eccles Road Whaley Bridge
Derbyshire SK23 7EW High Peak Comments by: Geoffrey and Rachel Evatt

From:

Sunart

High Peak
Derbyshire
SK23 7EW

Phone:

Email:

Submission: Objection

Comments: Dear Sir or Madam,

We are writing in regards to the development of Horwich Lodge, Eccles Road, Whaley Bridge, SK23 7EW. Our objections are split into two aspects. Below we explain the objections, and what would enable them to be surmounted within a revised application. The curtilage of Sunart sits about 4 metres from Horwich Lodge, and it is a shame that we were not consulted in advance upon the proposal.

Privacy

As it currently stands, the submitted planning proposal makes no attempt to create any privacy from the barn conversion into our property directly opposite, Sunart. Specifically, the East-facing barn window (first floor) and large barn opening (ground floor) both look into our property. Given the barn is not currently a residence, this has not been a problem. However, under the proposed residential conversion the window looks directly into our bedroom, a bathroom, study, and living room (photographs can be supplied if so required). To a slightly lesser extent (but still significant), the barn opening would do likewise ---the current screening from the barn opening into our downstairs rooms is only constrained by our own garden hedge (i.e. the current privacy afforded is achieved by us, not by anything within the proposed conversion of the barn into a residence). It is proposed that the barn opening becomes a large window with thin vertical wooden batons, meaning little privacy would be achieved.

To achieve the level of privacy that would be tolerable (presumably to both parties and to any future owners), it would be required that:

a) The East facing window on the second floor of the barn should be bricked up in suitable reclaimed stone. We have no issue with the window opening being moved to the South or West faces (not North, as this would also look in). Were this impossible due to the historic character of the building (i.e. there is clearly no structural reason why not), then a non-opening heavily-frosted window might suffice (although the ample light which would come through would still issues given the close proximity).

b) The large East-facing opening on the ground floor needs to have privacy embedded within it. What might be satisfactory, is for the wooden batons to be significantly wider and deeper, and the glass significantly narrower. In so doing the view out from the barn into our domestic windows is constrained to a narrow sets of angles (i.e. not into the bedroom). It is strongly recommended that those panes of glass are also frosted, as it would still let light in, without having Sunart (and all the footpath users) being able to peer in! After all, the view in straight into our residence from that aspect, whereas the more aesthetic one is into the West direction which is where the sunroom is proposed.

Single Dwelling House.

We would strongly object to the barn conversion becoming a separate dwelling /holiday cottage. Given there is no suggestion of this within the proposal, then this would seem uncontroversial, however it can be seen from the plans that the proposed development of the 'barn' could easily be sectioned off from the rest of the development, as has its own external door for access and bathroom / toilet and rented out as a separate dwelling. There are already many holiday cottages within the area, and access/parking on the track is already constrained so we would object to any possibility of this becoming a future dwelling. As such these comments are to ensure future proofing should ownership/management change. Please could consideration be given to this, such as a restriction upon e.g. a kitchen being permitted to be added within the barn / lean-to / that portion of the development and or restriction from renting out in part.

Road Access and Parking during build

The access track is officially an Adopted Road by Derbyshire County Council. It is used for vehicular access by Sunart, Sunart Fields Farm, Horwich House, Horwich Farm and Mosely Hall Farm. It is also a much-used public footpath. For several years this track was in a dreadful state. Only after years of negotiations did Derbyshire CC fix the track in Summer 2022 to an excellent standard (complete with drainage). The proposed barn conversion is immediately adjacent to the tarmac, meaning trades people/vehicles would be continually using machinery/materials in the immediate proximity. As such, please can a condition of completion be included so that any damage to the track/road to be rectified by Horwich Lodge, back to the current standard. This track is key to everyone's homes and businesses.

Little seems to have been stated regarding where builders/trades people can park during the building process, on what is already a narrow and constrained track with little surrounding parking. Parking or unloading must not happen upon the Adopted Road (also a public footpath), as access is always required to both Sunart, Sunart Fields, Horwich House, Mosely Hall farm and Horwich Farm fields. Given the area immediately to the North of the barn is within the family ownership of Horwich Lodge, then parking/unloading within there (i.e. not on the track) seems a sensible uncontroversial area to be written into the planning consent.

Environmental

The barn is currently home to a number of nesting birds, which we observe making their nests in the current gaps between bricks and in the roof eaves. There should be provision in the build plans to add nesting boxes / swift bricks to the development to compensate. Additionally, there are known to be a number of bats in the area and the light levels of the development as well as current roost sites should be considered as part of the planning consent process.

All of the above objections are easily surmounted. They also pose no issue to the future liveability or financial worth of Horwich Lodge.

We wish to make a further point for consideration which is that no notice of planning consent was posted around the vicinity of the property and we believe this to be a required part of the planning process. Additionally, our letter of notification for comments from the HP planning department was received on 28th December 2022, with the deadline stated as 4th January 2023. This timeframe falls far short of the 21 days legal timeframe for comments, especially given it occurred over the Christmas holidays, and may not have given time

for all affected to submit comments. Postal strikes may be to blame, but without the additional posting of a physical notice, we do not feel that the council has followed due process with regard to this consultation to date.

Yours sincerely,

Geoff and Rachel Evatt

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>
