

From: [Alan Ribot-Smith](mailto:Alan.Ribot-Smith@highpeak.gov.uk)
To: Derbyshire@highpeak.gov.uk
Subject: Re: Comments submitted for Planning application HPK/2023/0013
Date: 27 February 2023 17:00:40

Hi,

Please find attached the 2003 photo of original brick steps as referred to in my comments wrt planning application reference HPK/2023/0013.
I was not able to find any way to upload it online.



Regards,
Alan Ribot-Smith

- > On 17 Feb 2023, at 12:18, planningcomments@highpeak.gov.uk wrote:
- >
- > Thank you for submitting your comments on the planning application.
- > This is an acknowledgement to confirm they have been received by the planning department and will be processed within the next 5 working days.
- > Please find a copy of your submitted comments below.
- >
- > Application Reference No. : HPK/2023/0013
- > Site Address: 3 Shallcross Road Whaley Bridge Derbyshire SK23 7EY
- > Comments by: Alan & Yvette Ribot-Smith
- > From:
- > 17
- > Elmor Lane
- > High Peak
- > Whaley Bridge
- > Derbyshire
- > SK23 7EX
- > Phone:
- > Email:
- > Submission: Objection
- > Comments: We do gratefully acknowledge that this new balcony is much scaled back from the full width plans of a previous application. >
- > But we do still have some worries;
- >
- > 1. Prior to 2004 there has never been any platform at all, just simple brick steps running down the back of the house from the back door of the old coal shed, as in 2003 photo.
- >
- > 2. In 2004 those brick steps were removed and a large new raised platform/balcony was constructed. This did raise obvious concerns about privacy, noise & overlooking due to the large height difference between No. 3 and our back garden at 37. However, in practice it's been very rarely used to date, probably due to awkward access via the old coal utility room. We should have made a timely objection anyway.
- >
- > 3. Now the new enhanced access by a new patio door directly from the kitchen to this large platform makes regular active use of this new balcony much more likely, and substantially increases our concerns regarding right to privacy from noise & overlooking.
- >
- > 4. The new balcony is made even larger (deeper) than the old one by addition of new wide steps on the front of it, down to the garden (no steps were there before).
- >
- > 5. Use of clear glass at the front (north) introduces new privacy / overlooking issues.
- >
- > 6. It is much larger than the balcony allowed under planning permission at the adjoining property (5 Shallcross Road).
- >
- > 7. Potential future AirB&B use raises further concerns.