

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0203
Site Address: 69 Manor Park Road Glossop Derbyshire SK13 7SH Glossop
Comments by: Cilla Hollman

From:
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Submission: Objection

Comments: The property in the application is one of a pair of cottages which do not have front gardens: the main entrances open directly on to the pavement. To the south is a terraced row of seven properties with small front gardens; to the north is what I believe to be an original wall surrounding the flagged area in front of what was built as a Methodist church in 1837 and is now flats. This original wall was carefully preserved when the conversion of the building took place.

The applicant appears to intend to demolish this wall, which would significantly impact on the balanced appearance of what is now The Coppice (the former church) as this curtilage is currently symmetrical, with a similar boundary wall on the other side of the flagged area. I believe this may contravene the building's Grade II listed status.

I believe there are planning regulations in place which the building of a porch would contravene. These regulations came into force since the porch was built at no. 73. Any such regulations must be taken into account.

In aesthetic terms, it would seem inappropriate for a porch and wall to be built in front of this cottage when the adjoining property has none. It would create an unbalanced and unattractive frontage, which would be inappropriate facing one of Glossop's main attractions, Manor Park.

Finally, there is the question of whether a property owner is entitled to appropriate a part of the pavement, which is presumably the property of the Highways Department, and turn it into a garden, which would entail digging up that section of the pavement.

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