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**From:** planningcomments@highpeak.gov.uk  
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**To:** Planning Comments (HPBC)  
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : HPK/2023/0390 Site Address: 15 Lee Head Charlesworth Derbyshire SK13 5DD Glossop  
Comments by: James Vincent

From:

13 Lee Head  
Lee Head  
Charlesworth  
Glossop  
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SK13 5DD

Phone:

Email:

Submission: Objection

Comments: OBJECTION TO PLANNING APPILCATION HPK/2023/0390. Proposed part two storey side extension, single storey rear extension, enlargement of rear dormer, new raised patio area and render to all elevations at 15 Lee Head

I hope this finds you in good health. I am writing to express my deep concerns and disappointment regarding the recent submission of application HPK/2023/0390. While I fully acknowledge the rights of property owners to make improvements, I believe it is crucial for neighbours to engage in open communication concerning changes that might significantly impact our shared environment.

The planning process represents a delicate equilibrium between individual aspirations and the collective well-being of our communities. I realise the planning department will be aiming to ensure that this application adheres to the policies and guidelines established to preserve the essence of our neighbourhoods. I would think from reading the policies that the following would be most relevant here:

¿ Policy S1 of the adopted local plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

¿ Policy EQ6 of the adopted local plan states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak¿s townscapes, in terms of scale, height, density, and layout.

¿ Policy EQ6 of the Local Plan requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

Regrettably, I find that the aforementioned application falls short of these standards for the following compelling reasons:

1. Overbearing Impact: While I recognize that an extension can enhance a homeowner's quality of life, it should not come at the expense of others. The proposed changes would result in a significant loss of spaciousness at the rear of my property – both inside in the ground floor and first floor living and bedrooms. This overbearing impact will negatively impact the enjoyment of my home. I believe this could be contrary to policy EQ6 of the high peak local plan.

2. Size and Scale. The significant size of the part two storey extension with flat roof dormer results in a building that would look much larger than other houses locally. It is out of context with the surroundings. The development does not achieve a satisfactory relationship to adjacent residential properties, including my own, which again I would think is contrary to Policy EQ6 of the High Peak Local Plan 2016. The size of the decking and the level proposed will create loss of views and light as well as loss of privacy.

3. Design and Materials: The identity and character of our street scenes are invaluable. Unfortunately, the design and scale of your extension do not harmonize with the existing character of the area, a fundamental aspect of UK planning policies. Such deviations disrupt the overall design continuity. UK planning policies stress the importance of maintaining visual cohesiveness in our streets. Furthermore, the choice of materials for your extension, particularly the rendering, deviates from the prevalent architectural style in the area. This would, regrettably, compromise the visual appeal and authenticity of our street scene.

4. Previous Refusal for a Smaller Proposal: It has come to my attention that a previous planning application HPK/2014/0534 for a smaller proposal at the same property was also refused. The current proposal, which is larger in scale, has not adequately addressed the concerns that led to the previous refusal. I urge you to take this into consideration during your evaluation especially as the policies appear to be the same today as they were in 2014. That application was refused for the following reason: “The proposed decking by reason of its position in relation to existing neighbouring residential development would suffer from an unsatisfactory level of privacy and amenity whilst impinging upon the existing privacy and residential amenities enjoyed by neighbouring residents” contrary to Policy GD5 and H14 of the High Peak Saved Local Plan, 2008.” We would suffer the same negative loss of privacy now as then. The privacy screen as proposed will not work long term and it only serves to add significant bulk to the proposed extension. When viewed from my garden area it will be significantly large and look completely out of place.

5. Fence: The design and height of the new fence are rather obtrusive and do not blend well with the existing aesthetic of our neighbourhood. This solid, imposing structure disrupts the visual appeal of our surroundings and diminishes the overall charm of our community. Its sheer size will negatively impact sunlight a sense of enclosure in my garden. It will be like sitting next to a 15 foot high wall when in my garden and I will have to look at this from my living room. It could impact the growth of plants in my garden, but it will certainly make my living space feel darker and less inviting.

6. Heritage – Conservation Areas. I believe that the proposed extensions would be visible from both the Charlesworth and Holehouse Conservation Areas. There would be a significant negative impact upon views into and out of those conservation areas as a result of the proposed large extension, massive decking and very large privacy screen.

I trust that you will carefully consider and evaluate my concerns as you assess the points I have raised above. It is my hope that our shared commitment to maintaining the integrity of our community will guide your decision-making process.

Sincerely,

James Vincent of 13 Lee Head

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