

Mr J Spiers
Freshwater Cottage
2 Chapel Brow
Charlesworth
SK13 5HH
19th October 2023

For the attention of James Stannard (Case officer)
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

Reference:

Planning application number **HPK/2023/0416**

Description:

Proposal for ***“Construction of a new 3 storey, 4 bedroom detached dwelling with associated landscaping and car parking on the land rear of 44/46 Town Lane, Charlesworth, fronting access from Chapel Brow”***

Dear Sir / Madam

Thank you for the notification letter, dated the 2nd October 2023, regarding the above planning application. I am writing in relation to this planning application. I am the owner occupiers of Freshwater Cottage, 2 Chapel Brow, which is located directly opposite the proposed development.

I am objecting to the proposed development for the reasons detailed below.

Objection Details

Impact on Privacy

The proposed development boundary is an existing historical wall which is just 5metres from my property's boundary. This close proximity is not obvious on the plans. However, what is slightly clearer is just how much the proposed development will tower over the current boundary wall.

The proposed building will completely remove any current privacy we have at the front of our home. Our patio, which is the only outside area where we receive direct sunlight from mid-morning to sundown and which we use regularly will be completely visible from the top floor and mostly visible from the 1st floor of the proposed building. The plans detail that the visible floors on the side elevation contain 6 x large floor to ceiling windows and a patio door which would look directly onto my property.

I am also concerned about the amount of natural sunlight will be lost to my property. We receive sunlight from the direction of the proposal for most of the day which will be partially and in some cases completely blocked by the proposed building.

I have included visuals from both our patio and my daughters bedroom at the front of the property along with an estimated outline of the proposed building which hopefully provides an insight into how overlooked our property would be.

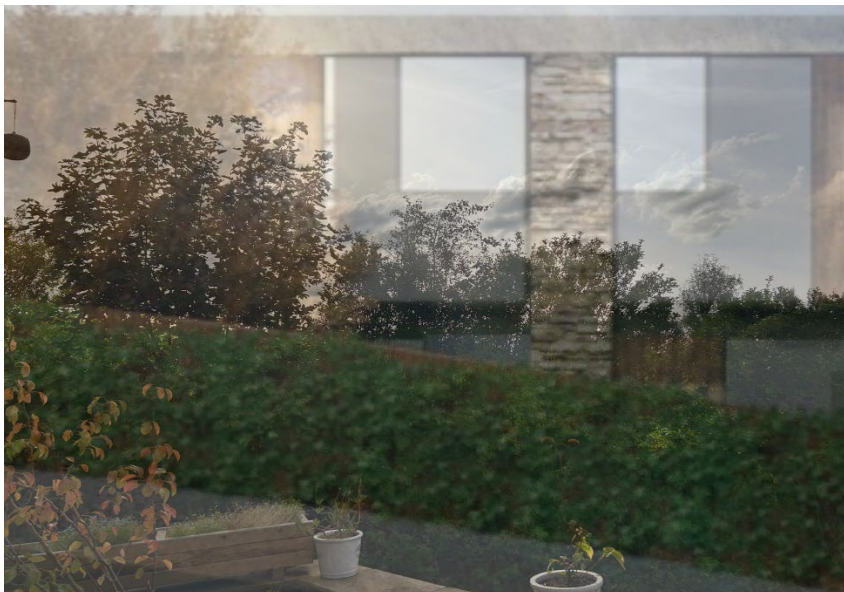
I believe this is an important aspect as the plans provided give the impression there is nothing but unused land which is certainly not the case.



Current view from patio area towards proposal.



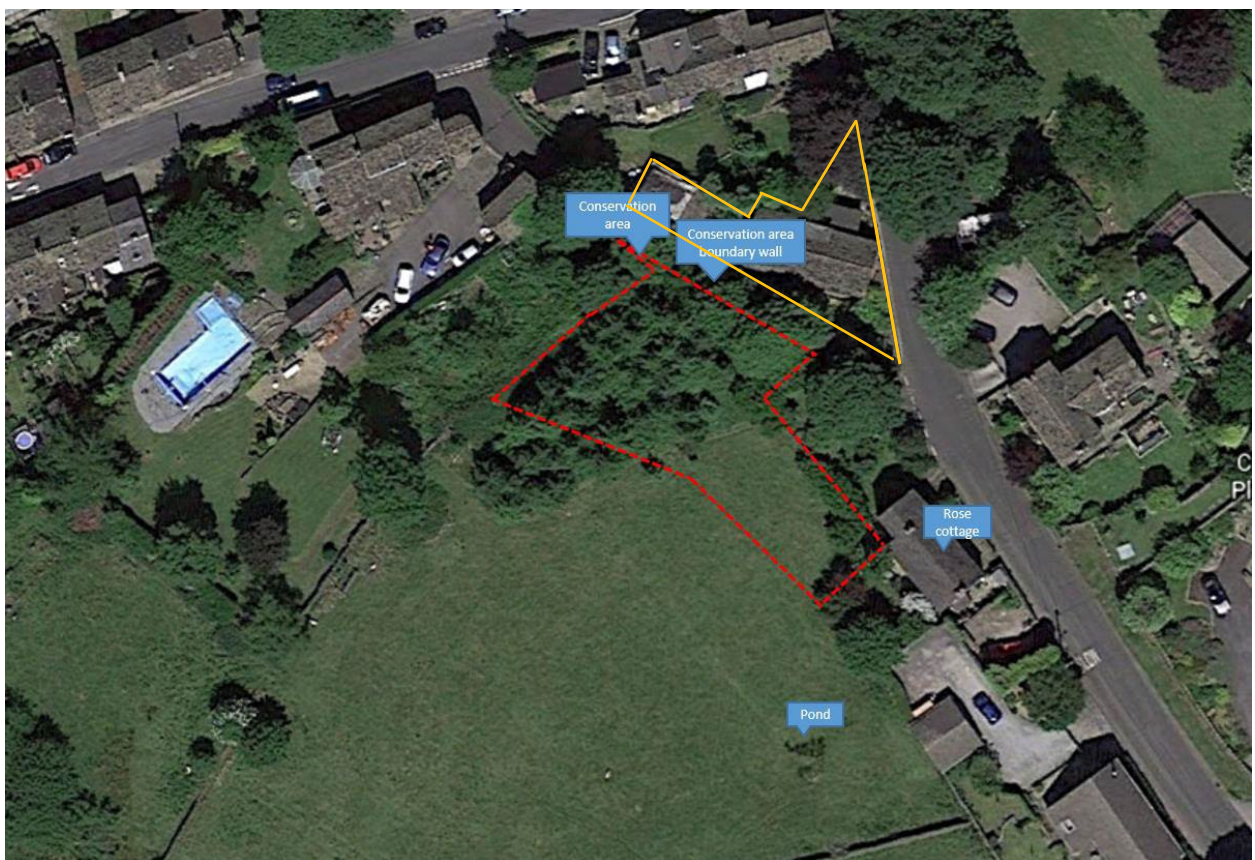
Side elevation of proposed plans



Merge of previous 2 pictures giving an insight of how a section (not all) of the proposed building will be overlooking patio area.



View from my daughter's bedroom which will be completely overshadowed by proposed development, although all windows from the front of my property will be overlooked due to close proximity mentioned earlier. (Red line – Current boundary wall, Yellow line – Approximate height of proposed building)



Aerial view of proposal boundary (red) and approximate boundary of my property (yellow) which highlights close proximity further.

Impact on local wildlife

From the time we have spent outside on our patio area over the last few years we have taken great pleasure in watching the local Bat population head out from the direction of the proposed development area at dusk. I would be interested to know whether the developer has taken appropriate measures to avoid, mitigate and, as a last resort, compensate for any negative effects on bats in their development proposal.

Has the developer obtained a wildlife licence to carry out their proposed development which would include whether a bat survey has been implemented and whether the proposed development will affect the bats' foraging and/or commuting habitat.

We have also enjoyed watching a variety of nesting birds make their homes in the trees & shrubbery located along the historical wall which lies a few metres from us on the boundary of the proposed new development site. Our concern would be that these birds would be disturbed during the construction of the proposed development and whether the habitat which has been used by them for generations will be lost. Bird nesting sites are protected under the Wildlife & Countryside Act (WCA) which in short means that it's illegal to destroy an active nest or its contents.

The law protects all active nests regardless of the time of year therefore it is extremely important that developers assess the wildlife situation within the area of development before work is undertaken.

Objection Summary

The proposed building will have a huge detrimental effect on my family's privacy, will reduce natural light into our home, will hinder any existing views we have over the hills and fields surrounding our property and has the potential to disturb the local wildlife which thrives in the area.

I would also say that there is a concern that this proposal is setting a Precedent in the village of Charlesworth and this would inevitably lead to other inappropriate development on Chapel Brow.

Please feel free to contact me if you have any queries on the above,

Yours Sincerely,

Mr Joe Spiers