

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 23 October 2023 11:21:03

Application Reference No. : HPK/2023/0416
Site Address: Land Opposite 2 Chapel Brow Charlesworth Derbyshire
Comments by: Joe Spiers

From:
2
Chapel Brow
Charlesworth
Glossop
Derbyshire
sk135hh

Phone:

Email:

Submission: Objection

Comments: Dear Sir / Madam

I am the owner and occupier 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 ad 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 sent an email to PlanningCommentsHPBC @HighPeak.Gov.Uk 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.

The view from all windows at the front of my property will be overlooked due to close proximity mentioned earlier and our view over the hills and fields, especially from top floors will be blocked by the proposed building.

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

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>
