
From: planningcomments@highpeak.gov.uk
Sent: 09 November 2023 23:34
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0451 Site Address: 8 Oak Close Chapel-En-Le-Frith Derbyshire SK23 0NF High Peak Comments by: DIANE COLEY ba(hons) arch. dip.lan

From:

2 Waters Edge Lane
Park Road,
High Peak
Chapel-en-le-Frith
Derbyshire
sk230lp

Phone:

Email:

Submission: Objection

Comments: Dear Planning,

As the owner of the property that lies directly on the eastern boundary of this development, I wish to make the following comments on this planning application.

Firstly, I have serious concerns about the way the owner of the property has approached this development. The development work is at an advanced stage and has shown a flagrant disregard for the planning process. There are clearly elements of the development which fell outside Permitted Development and required a formal planning application, but the building has continued even after the permitted development decision was issued. This was clearly a breach of the planning process. I therefore hope that the advanced building works will not impact the planning department's decision-making process and they will apply the same rigor to their deliberation as that which would have taken place prior to work commencing.

Formal Objections.

Privacy distance 2 We have serious concerns about the privacy distance from the window in the former garage. The window directly faces our west elevation. Our elevation contains windows to several habitable rooms, not least, it directly faces our main living room. Changing the garage to a bedroom means that you have habitable rooms facing each other and furthermore the window in the new development has been enlarged. The effect on the privacy distance is exacerbated by the fact that 8 Oak Close sits higher than the floor level in the ground floor of our property by approximately 1 metre. This creates the effect of looking down into our property. Another point is that, with a reconfiguration of the internal layout of the former garage space by locating the ensuite, a window could be incorporated instead in the rear elevation (north facing) and this would not impact our home.

External Materials ħ The external material to the property has been completely changed from the original brick finish to a render finish. Oak Close is made up of a series of bungalows and two storey houses all using a dark red/brown brick. Indeed 8 Oak Close is the last of a series of 6 bungalows in a row all initially made of the same material. The new rendered finish is therefore incongruous to the street scape. Furthermore, no effort has been made to retain or reference any of the original material or that of the other houses in the close.

Incomplete Application Information

The planning application does not offer a tree survey or identify ħtrees that can fall on the proposalsħ, however there is a large silver birch in our garden and other trees on the northern boundary which fit this criterion.

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>
