

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 11 December 2023 18:03:24

---

Application Reference No. : HPK/2023/0483

Site Address: 86 Laneside Road New Mills Derbyshire SK22 4LX High Peak

Comments by: David McKenna

From:

Laneside Farm  
Laneside Road  
High Peak  
New Mills  
Derbyshire  
SK22 4LU

Phone:

Email:

Submission: Objection

Comments: My main concerns relate to the height of the ground levels which have been raised to the rear garden area of No 86 Laneside Road. The rear garden area of No 86 Laneside Road directly overlooks my property. Originally, the rear garden area of No 86 was tiered on three levels and were much lower than they are now at present.

I raised my concerns regarding the ground levels being raised with the applicants on 06/09/2023 after witnessing the builders dumping endless amounts of building works debris over the rear garden area. The reply I received from the applicants on 07/09/2023 gave assurances that this was just a temporary measure to give the builders room to work? I have written copies of both communications from the 06/09/2023 and 07/09/2023 should you wish to view them. Could you also please refer to the photographs that I have previously submitted to HPBC showing the original height of the ground levels. I was informed by your colleague who received them that these would be passed onto you. I can resend them to you if needed.

I also raised my concerns with the applicants when they did a site visit on 11/09/2023. I enquired with the applicants if they could give me an indication of where they felt the finished ground levels would be but was given no clear picture on this. I asked if they wouldn't mind putting the ground levels back to their original height due to the detrimental impact this would have upon me, being overlooked. The applicants gave assurances that they would take my concerns into consideration, speak to the builders about my concerns and told me not to worry about it.

Since raising my concerns with the applicants, further building materials have repeatedly been dumped over the rear garden area. This has included debris from inside and outside of the property eg. plaster from walls and ceilings from inside the property and soil/rubble from outside the property which has been dug out to form the footings for the new extension. No attempt has been made so far by the builders to reinstate the ground levels to their original height. I cannot realistically see the builders going to the trouble of digging out all the debris that they have buried over the garden area throughout the conversion. It seems that their actions have just been a cost-cutting exercise to cut down on the number of skips they have used.

Currently, the original middle and lower ground floor levels appear to be merging into one. The lower level of the garden area of No 86 which abuts our boundary wall (separated by the stream) is in my opinion at least two feet higher than it was originally. I am also extremely worried that if the original ground levels are not reinstated and a wooden structure is then placed on the lower garden area sometime in the future, under permitted development, then this would further impact on my privacy, being overlooked. It would also have a significant detrimental impact on the overall outlook from my property as well as the restriction of natural light this would cause.

Overall, I consider the renovation works that have been done so far including the rear dormer window to the roof, the rear extension including the new patio area which has been extended out towards my property and the raising of all ground levels to be extremely imposing. My main entrance door, seating area, and kitchen and bathroom above directly faces the rear garden area of No 86. I have found the whole process, which has now taken over six months and is still ongoing, to be extremely upsetting and worrying.

Additionally, I have had on-going problems throughout the building works with lorries repeatedly blocking my entrance drive when making deliveries. This has happened on numerous occasions despite me asking the builders to refrain from allowing them to do so. The dust that has been raised by the builders throughout the works could I feel have been kept to a minimum. The same can be said regarding the level of noise that we have had to endure. The level of the noise has gradually increased throughout the project eg. radios blasting out, shouting including on occasions foul language/swearing is both unnecessary and unacceptable particularly on occasions when our young grandchildren are visiting or having a sleep over. There appears to be no consideration or respect given at all from the builders as to how their actions impact on neighbours.

Could measures please be adopted by the applicants to lessen the detrimental impact the works are having upon my property, for example appropriate positioned screening, giving assurances that no wooden structures will be placed on the garden area, particularly on the lowest part ?

I am therefore lodging an objection to the application on the following grounds:

1. The original ground levels have been raised. I would like them to be reinstated to their original levels.
2. Privacy, being overlooked.
3. The detrimental impact this will have on the outlook from my property.
4. The potential restriction of natural light that will result should a wooden structure be placed on the lower part of the garden area in the future.

David McKenna

---

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>

---