

HPK/2023/0320: Outline planning permission with all matters reserved for 2 new dwellings, land adjacent to 8 Nursery Close, Glossop.

I object to this application for the following reasons:

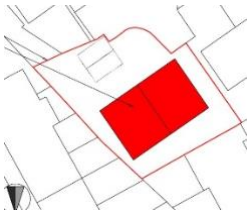
All the houses on Nursery Street, plus 34-40 and 69-71 King Street are two-bedroom semi-detached bungalows exclusively for residents over 55 years of age, although most are aged over 70. All live independently but some are visited by carers and many are Blue Badge holders.



Five of the bungalows on Nursery Close (numbers 9-19) do not have off-street parking but the road outside these houses is effectively a layby and is used for parking by those residents. There is a turning area beside number 8.

Parking is already limited between Derby Street and King's Close. Inevitably, visitors end up parking on Nursery Close, causing obstruction. In addition, the refuse lorries, which have to reverse onto Nursery Close to carry out their operations, often struggle due to inconsiderate parking and sometimes are unable to empty our dustbins.

Given the age and health conditions of the residents on Nursery Close, ambulances are often called upon. Building more houses on the close would increase the amount of inconsiderate parking.



The site plan is very basic. It fails to show the access to the proposed properties or where vehicles would park. There should be two designated parking spaces for each property. This application is for 2 semi-detached bungalows with 3 bedrooms. Given that all the other properties on Nursery Close are two-bedroom and are exclusively for over 55s, the same conditions should apply to any applications to build on this site.



The site slopes steeply from Nursery Close. The proposed houses would overlook and block light to the adjacent properties on Victoria Street. There are no details of spacing between the proposed and existing properties or where the levels the proposed properties would be at in relation to the houses on Victoria Street.

The land has Japanese Knotweed on it. It would appear that the owner has attempted to treat it with weed killer. An assessment, and details of how the Japanese Knotweed would be controlled, need to be submitted before this application can be considered.

This application should be rejected.