

From: [Sheila Doran](#)
To: [Planning Comments \(HPBC\)](#)
Subject: Comment on Planning Application HPK/2024/0032
Date: 26 February 2024 05:13:06

Further to your letter dated 1 February consulting on the above planning application and my enquiry of the 19 February, my comments are set out below.

I believe that the new design submitted for planning approval on the land immediately behind my home is attractive and would be complimentary to the area. Overall, I welcome it. I do, however, have concerns about privacy and questions about drainage.

In respect of privacy the design includes picture windows throughout the rear of the property on both levels. These look directly into the first floor of my home. I note that two factors are referred to in the application as mitigation for this issue :

- That the building is further away than the previously approved building.

I accept that a reduction in proximity may help to some degree but as the site is so very steep I believe it will have little impact;

- A collection of 5 trees to act as a barrier.

I accept that this could help to a degree - depending on the type of tree and providing they are evergreen - but they are positioned very close to the boundary and I believe they would overshadow my rear garden and also affect the health of the well established and well maintained privet hedge.

My concern about privacy was taken into account in the last planning approval (HPK/2021/0668) when the Council acknowledged my concerns and introduced amendments to mitigate this (see below).

My comments under the consultation process were :

I am appreciative that the design of this house limits to a good degree the impact on my privacy. However, you will appreciate that all of the lower ground floor of the house and a window at the next level look directly at the rear of my home including into bed and bathrooms. I would, therefore, ask that the screening is of a height appropriate to protect privacy to the rear of my home; that the screening be enforceable as part of any approval which you may (or may not) give and, if the screening is to be achieved by planting that it is evergreen and of a type that provides an adequate barrier

As part of the determination made on 11/08/22 amendments were made to include the following.

14. The submitted landscaping details shall include full details of the species, density, planting height, and maintenance height of the hedge noted as 'Landscape Screening' on the approved block plan. Following approval of the landscaping details, the

planting details shall be implemented in full no later than the first planting season following first occupation of the approved house. The screening hedge shall be maintained at a height no less than that specified in the approved details and, once grown to that height, retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest avoiding a loss of privacy to adjoining properties, in order to protect the residential amenity of neighbouring occupants, in accordance with policy EQ 6 of the High Peak Local Plan 2016.

With regard to drainage, I am not sure what proposals are being considered. Also United Utilities (UU) do not appear to have been consulted but I note from the previous planning approval that UU's opinion was that foul water should be drained on a separate system to the public sewer (in accordance with national guidelines). Please could this be clarified (as requested in my telephone enquiry of the 19 February).

Sheila Doran (20 Dinting Road).

Sent from my iPad