
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2024/0056 Site Address: 5 Hall Farm Close Whaley Bridge Derbyshire SK23 7GD
High Peak Comments by: Janet and Ian Smith

From:

21
Hockerley New Road,
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Whaley Bridge
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Phone: 07581 288114

Email: mejansmith3@gmail.com Submission: Objection

Comments: In order to put our objection into context please note the following relevant points:

1. Our property is located adjacent to the applicants property. We are only separated by the public footpath that runs between our respective properties; therefore to all intents and purposes, we are next door neighbours.
2. Our property sits approximately 13 metres below the roofline of the property in question. This is due to the topography of the land; the properties are built on a sloping/hilly site. The location and site plans do not include 'topographic' details which I consider to be directly relevant to the planning application and subsequent objections.
3. I would therefore suggest, that in order for the planning committee to fully understand the impact of the proposed extension on our property, a site visit may be helpful.
4. Our home has a more recently constructed rear extension which is a habitable space This is not shown on the location plans provided with the planning application. Our extension and rear of the property is north facing and so has significant glazing on all elevations in order to maximise daylight and sunlight.
5. It should be noted that the neighbouring property already has a large single storey rear extension which spans virtually the whole of the rear of the property, the footprint of which is NOT as shown on the location plan. The location plan shows the footprint of an earlier conservatory.

Our main objections to the planning application are outlined below:

1. overbearing. The bulk and mass of the second storey extension over the existing garage would be overbearing when viewed from the perspective of the rear of our property/garden. This is in part due to the topography of the land/significant height difference (approximately 13 metres) between the base of our property and the roofline height of our neighbours' property. The proposed new roofline significantly adds to the overall bulk and mass due to the change in shape from two hip roofs to continual ridge and gable ends.

2. Overshadowing- the proposed extension above the garage and associated change of shape and increase in length of the roofline (as outlined above and shown on the plans) would result in loss of daylight/sunlight to our rear living rooms (3 bedrooms, open plan kitchen, dining area, dining room, rear extension/sun room), patio and garden. Additionally, the proposed extension would cast a significant shadow across the rear of our property: most notably our sunroom/extension, adjacent patio and rear garden.

We have lived in our home for 20 years and are very much aware of the movement of the sun around our property throughout a year and at different times of the day. We already experience notable shadow casting from the neighbouring property across the rear of our property, patio and garden in the afternoon/evening during the Spring and summer months.

It is with these facts in mind that we are deeply concerned that the proposed extension will adversely impact on the enjoyment of our home in the way that we are currently able to.

3. Overlooking/Loss of Privacy:

The patio doors and balcony to the first floor bedroom were an alteration to the original house design. The original design had no balcony, window or doors on the side elevation.

I believe that planning consent was given for this alteration but unfortunately we had no knowledge of the relevant planning application since it was approved very shortly before the completion of our house. The balcony and patio doors constitute an extreme invasion of privacy to the rear of our property. I am therefore pleased to note that under the current planning application both the balcony and clear glazed patio doors would be removed. However, they would be replaced with a clear glazed window to the 1st floor side elevation and hence would continue to constitute an invasion of privacy over our rear amenity. Furthermore, this invasion of privacy would be greater than in most circumstances due to the topography of the land (as previously outlined). The proposed bedroom window would directly and significantly overlook our rear habitable space (extension/sunroom), outside rear entertaining spaces/patios and rear garden amounting to a gross invasion of privacy.

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