

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 10 March 2024 22:04:57

Application Reference No. : NMA/2024/0006

Site Address: TODDBROOK RESERVOIR Reservoir Road Whaley Bridge Derbyshire SK23 7BL

Comments by: Mr & Mrs Crispin

From:

Waterfoot House
Reservoir Road
Whaley Bridge
Whaley Bridge
High Peak
SK23 7BW

Phone:

Email:

Submission: Objection

Comments: We have just become aware of this latest application. As this was raised as a non-material amendment, we, as the nearest neighbour, have not been notified of the amendment and the 8th of March determination required date. However, we would like to raise our objections to the proposed amendments on the grounds that;

- a) The amended plan gives a loss of privacy through a worse scope of outlook from the site towards our residential property, our home, driveway, and garden, by the increase of glazed area arising from adding glass panel windows either side of the lobby double doors, the smaller storeroom, and the removed roof overhang.
- b) The amended plan will also increase light pollution to our property during night usage of the building through the additional windows either side of the lobby doors.
- c) The amended plan will cause more noise and disturbance to us and worse privacy by the increased decking area outside the lobby area on the Reservoir Road side, by converting this to a social space.
- d) The amended plan gives even further loss of privacy and yet more noise and disturbance to us with the introduction of a new bench overlooking Reservoir Road that will encourage people to sit and look directly into our home.

We further support our objections based on the inadequate assessment of the consistent factors as described in the CRT letter to HPBC on the 8th February. We do not believe the statements give a full account of the changes and their impact. We raise major concerns to four of the consistent factors as below.

1. Openings states that: The proposed changes can include amendments to windows, doors or openings that would not have any impact on neighbouring properties.

Whilst we welcome the removal of the kitchen window, we object to the addition of two new windows either side of the doors to the lobby area directly facing our home, the nearest residential property.

The original opening from the lobby to Reservoir Road was from a narrow corridor like area, unlikely to be used for gatherings. The impact to our house, garden and driveway was mitigated by the door being recessed back in the corridor, the protruding external store and the overhanging roof, thereby reducing the viewing angle and therefore reducing the offsite outlook. The amendment significantly alters the openings in this area, and no comment is made in the application on this aspect, nor does it appear to be addressed in the assessment of these changes.

The proposed changes will have direct and consequential impact for our home. The new windows either side of the lobby doors give a much larger and wider openings area looking offsite at our house and will increase light pollution.

2. Amenity - states that: The proposed changes must not result in a detrimental impact either visually or in terms of living conditions.

The addition of the larger outside decking area on the Reservoir Road side of the lobby will increase the number of people using this as a social area, increasing noise and disturbance to us in our garden and home, thereby affecting our living conditions. Indeed, the artistic images of before and after show and highlight this as a social area. The impact of this aspect is not assessed.

The proposed amendments also indicate that a bench area has been added to below the now removed kitchen window. Whilst the assessment correctly states that the removal of a window to the Reservoir Road elevations (the kitchen window) reduces the scope of outlook from the site out towards the residential properties, the bench replaces this impact of the kitchen window with something worse. The bench not only provides a social area for people to sit and look out from the site to our house, affecting our privacy, it will also increase the noise and disturbance that social areas bring. This bench was not in the original plan, and we had no prior consultation of this addition.

3. Interested parties - stated that: The proposed changes must not disadvantage the interests of a third party or body who participated in or were informed of the original decision.

It is difficult to understand how such significant changes to the lobby area, with the increase in windows, the addition of a bench on the Reservoir Road side and the reduction in screening afforded by the larger building and overhanging roof would have no specific comments, and no assessment on disadvantages to interested third parties. The assessment states subtle proposed amendments will not affect any of the matters raised by interested third parties ... for example by us. We believe this does affect matters raised by us on the impact of the outlook from the site to our home and privacy, nighttime light pollution and the impact of noise and disturbance from social areas. We raised concerns that these issues are not just during the time when the site is being used by the sailing club, but also when the building is hired out, and other times when people just use the area, especially at night. Canal and River Trust assured us there would be no social areas facing Reservoir Road, so this amendment should have comments and an assessment.

We believe Canal & River Trust are fully aware we are an interested third party with these issues, having had several consultations with them on the original submission.

4. Further restrictions - state that: ;The proposed changes should not require a further restriction to make it acceptable (e.g. an amendment seeking to introduce a window which would only be acceptable if it is kept obscurely glazed.) ;;

The amendment seeks to introduce two new windows overlooking our home. Since the submission has no comments nor assessment of these additions, we cannot find any statements that such windows are to be kept obscurely glazed. We object to them being added, but if they must be added, the door should be kept in its current location to the right side with solid panels to the left side, as looking from Reservoir Road, with obscured glass in the doors given the reduced screening by the reduction to building size and removal of the overhanging roof.

In summary, we believe we are not being offered the correct protection intended by assessment to the consistent factors agreed at the initial planning stage.

We trust you will take our objections into account in your assessment of the application, requiring our concerns to be addressed. Ideally, we would welcome a consultation over these or any future changes to resolve such matters in advance.

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