

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 26 August 2024 17:39:30

Application Reference No. : HPK/2024/0314

Site Address: Barn at Buxton House Farm Back Eccles Lane Whitehough Derbyshire SK23 6BY High Peak

Comments by: robert mcdermott

From:

moult farm
back eccles lane
whitehough
chinley
Derbyshire
SK23 6BY

Phone:

Email:

Submission: Objection

Comments: When granting permission for Barn at Buxton House Farm the High Peak Planning Department were aware that the overlooking from first floor window 3 and first floor bathroom window would affect both Moulton Farm and Buxton Cottage.

To protect the amenities of these properties in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework the Council gave conditional approval on the basis that both windows should be glazed with obscure glass to address the overlooking and not be re-glazed in the future with any transparent materials or otherwise altered.

Ms Wallwork has ignored Condition 12 of the approval made to address the issue of overlooking and fitted clear glass to both the first floor window 3 and bathroom window and part covered the clear glass with film.

In September 2023 Mr Darling (Compliance officer) visited the site and confirmed the obscure glazing did not comply with the terms of planning approval HPK/2018/0364

The photographs Ms Wallwork has supplied clearly show how ineffective her method of preventing overlooking is. For her to claim this serves the same purpose as Condition 12 is wishful thinking. What film there is could easily be removed to give uninterrupted views from clear glazed window 3 and the bathroom.

Ms Wallwork wishes to change the existing Condition 12 to say "the first floor windows serving Bedroom 3 and bathroom in the side elevation of the building shall be obscured". Her photographs clearly show that is not the case. Bedroom 3 is only half obscured with film and the bathroom window is not obscured with film at the top. The glass to both windows is clear. Ms Wallwork also wished that "these windows shall not be re-glazed with any transparent materials". This is confusing because should the present clear glass in either window require re-glazing it could not be in clear glass and this would be a problem for both Ms Wallwork and the Council.

In my opinion Condition 12 should be retained. It is clear on what is required now and also clear on what would be required if window 3 or the bathroom needed to be re-glazed in the future. I object to application HPK/2024/0314 for the reasons above.

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