
From: planningcomments@highpeak.gov.uk
Sent: 26 September 2024 14:12
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2024/0339 Site Address: The Hollies King Street Glossop Derbyshire SK13 8LU
Glossop Comments by: Mr & Mrs Verboven

From:

Flat 2, Kingston House
King Street
Whitfield
GLOSSOP
Derbyshire
SK13 8LU

Phone:

Email:

Submission: Objection

Comments: We live at Flat 2, Kingston House, King Street, Glossop which is next door to Mr Corton's property, The Hollies. Our front door is on the side elevation of our property and across from the front door is the boundary wall. The width of the pathway between our front door and the boundary wall is approximately 5.5 feet. The Garden Room has been built over the boundary wall on Mr Corton's property, however, from the boundary wall on his side to the back of the Garden Room there's only an approximate 18" gap. In other words, it's been built directly up to the boundary wall and due to its height it's now blocked much light which always used to come in through our front door.

We were under the impression that any structure should be built at least 1 or 2 metres away from a boundary wall. This is not the case in this situation. From our front door to the back elevation of the Garden Room it's approximately 7 feet. This means if a fire breaks out in this structure, being so close, it'd unquestionably affect our property. We have no wish for our property to go up in flames, so if the structure is allowed to remain as it is and a fire does occur which would undoubtedly cause major damage to our property, then who would ultimately take responsibility for this?

In the same building as ours is Flat 1 which is on the ground floor. Our tenant, Mrs Kindleysides lives here with her 2 daughters. When the structure was built she found that due to the width and height of it, it's now almost covered her kitchen window which is on the same side elevation as our front door. Again, it's only a matter of approximately 7 feet from her kitchen window so therefore has blocked a great deal of light from inside her kitchen but more than anything it's still presenting a major fire hazard.

Prior to this Garden Room being built, we would've expected Mr Corton to have the courtesy to inform any neighbour who was likely to be affected by this structure. If he had have spoken to us, we could've given him some information regarding what size of structure he'd be allowed to build without Planning Permission. However, he didn't have the courtesy to speak to us first and the Garden Room just suddenly appeared. Unfortunately, the vast majority of people these days have a 'me, me, me' attitude. They don't consider other people.

There's also another angle to this situation. If Mr Corton's Garden Room is allowed to remain as it is, and as close to the boundary as it is, then should we ever wish to sell our building with both of the Flats, would it affect the value with such a humongous structure just about 7 feet away from it? As we mentioned, it not only takes light but could also be a major fire hazard. Any potential buyer will see this and walk away from purchasing the Flats. One always has to look to the future.

We know that 'Right to Light' is a Civil matter and that we could take Mr Corton to Court for this. However, let us first see if he's allowed Retrospective Planning Permission for his Garden Room or not.

We hope you'll now consider our comments and administer the appropriate action on this structure.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
