

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0457
Site Address: 12 Overton Lane Whaley Bridge Derbyshire SK23 7GU HIGH PEAK
Comments by: Catherine Stezenco
From:
14 Overton Lane

Whaley Bridge
Whaley bridge
High Peak
SK23 7GU

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Submission: Objection

Comments: I write to object to the above planning application for the following reasons.

The proposed all UPVC Conservatory with Glass Roof, is not a design which is in keeping with the character or appearance of this New Housing Estate still under construction and in the Green Belt.

All of the 107 Houses constructed or under construction none of the 2 /3 /4 Bedroom houses have a conservatory.

New Conservatories on New Build are not allowed to be built on properties built after June 2022, this property was constructed by Barratt Homes in October 2023 as an energy efficient house.

Barratt Homes have also applied restrictive covenants: Not to erect or permit to be erected any building or erection or structure of any kind to all the properties on this development for a period of 5 years.

Although the brief plans States Roof glazing Solaroof Glass, this raises concerns.

Firstly we will be able to see the occupiers from above when they are in the conservatory ie from our 2 Upper floor bedroom windows.

Secondly if the occupants were using the conservatory at night with electrical lighting on, this would project and cause an upward glare.

Thirdly Noise concerns with the amount of Glass and PVCu Side Panels construction to the side elevation - to the adjacent dividing fence.

Also it is advised not to construct conservatories where they will restrict ladder access to windows, and the 2 rear bedrooms on these properties have been constructed with windows openings intended to help escape or rescue if there is a fire.

I therefore would like to see conditions imposed to the following should the application be approved..

Solid Roof... not transparent.

Ridge Height Reduction to 2.5 metres.

The Upvc Side Panels replaced to a solid stone wall to reduce Noise and be more in keeping with the surrounding stone constructed properties.

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