
From: planningcomments@highpeak.gov.uk
Sent: 25 April 2025 20:51
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2025/0104 Site Address: Woodcock View Chapel Brow Charlesworth Derbyshire
SK13 5HH Glossop Comments by: Lesley Bramwell Charlesworth Parish Council

From:

Crookbank Farm
Lane Head
Tideswell
Buxton
Derbyshire
SK17 8RB

Phone:

Email:

Submission: Objection

Comments: Charlesworth Parish Council (CPC) considered this application at its meeting on 16th April 2025. The meeting received a presentation from a member of the public and considered a written representation from a resident. CPC noted a number of inconsistencies with the planning application and agreed these should be raised directly with the planning case officer.

CPC noted with disappointment that, despite the obvious sensitivity of the site and of the emerging proposals, the applicant had made no attempt to liaise with their immediate neighbours during the preparation of the scheme.

CPC does not object to the principle of development on this site.

CPC resolved to object to the application on the following grounds:

1. Visual impact: CPC found the proposed scale, at about twice the size of the existing building, and massing, with raised rooflines and a very large extension, to be wholly inappropriate to the location. The design bears little relationship with the established vernacular of Charlesworth. It is normally accepted that an extension to a property is subservient to the property itself. This is not the case here. CPC objects to the suggested metal glazing and the mix of architectural styles. CPC also noted that the proposal seeks to maximise the built floorspace within the plot, at the expense of residential amenity for Woodcock View itself.

2. Conservation: CPC felt the domineering nature of the proposal on this sensitive site, in a prominent position within the contexts of the village, the Conservation Area and of Top Chapel, to be unacceptable.

3. Impact on residential amenity: CPC noted the scale of the proposed extension and were especially concerned about the wide use of balconies, which are bound to affect the amenity of neighbouring properties, including those on Chapel Brow and Chapel Barn, Barn Field and Well Head Farm. CPC also noted the concerns of neighbouring residents about the impact on their amenity during the two years it is believed the construction of the new house will take.

4. Highway safety: this is a much bigger house which will be home for many more people. The increased traffic generated by the residents of and visitors to Woodcock View, and the potential conflict with the access to the private lane to Well Head Farm, will add to traffic hazards in this steep and busy road

5. Landscape: Woodcock View is on the southeastern edge of Charlesworth. There is an important initial view of open fields and the landscape beyond, when

coming up Chapel Brow, between Woodcock View and Chapel Barn. This view will be lost

6. Flooding: CPC were concerned that the increased areas of roofing and hard standing, will exacerbate the real risk of flooding at the bottom of Chapel Brow, which has become a serious issue in recent years.

CPC also noted claims made in the application documents that the development would create these benefits:

- Increase in property values
- Improvement of quality of life
- Strengthening of social fabric

Notwithstanding that these claims will not form part of the planning consideration, CPC cannot see how the claims can possibly be justified.

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>
