

Date 14th May 2025

Planning Application HPK/2025/0126

Applicants Name: Ms Trisha Pape

Location: Land Adjacent 39 Bankbottom, Hadfield Glossop

Proposed Development: Construction of a single detached house

End of public consultation period 15/05/2025 (Start of public consultation 24/04/2025) Received letter 03/05/2025.

Case officer Stuart Talbot

Points to raised by Mr William Slattery and Mrs Tracy Slattery 41 Bankbottom, Hadfield SK13 1BY:

1. Opposition – impact on us regarding buildability, Health & Safety, loss of natural light and right to light, privacy, access to site, party wall, proximity of trees, mental health and wellbeing.
2. Buildability – there is no viable way that this property can be built in this small area without huge inconvenience to the local community
 - a) Where will the canteen, toilets, tool hut be for the workforce?
 - b) There is limited/insufficient parking space for workers cars, vans etc. At present there is no spare parking for local residents. A proposed 3 bedroomed house could potentially have a further 4 cars on the street which has no spare parking for local residents as it stands. Where do you expect local residents to park?
 - c) How will materials be delivered to site and how will waste materials be disposed of including machines to dig out? **Application states site is cleared – it is not there is rubbish and collapsed building material currently on this site.**
 - d) Where will the crane sit to build the property?
 - e) The footway in front of the proposed building and adjacent properties is in a very poor state. This will not withstand wagons travelling over the top and could damage services situated underneath the footway.
 - f) Where will the scaffolding be erected to our fence line? **There will be no access to our property.**
3. Health & Safety – I Mr William Slattery speak as an experienced Construction Manager with my main concern being Health & Safety.
4. Proposed development and design is not in character with the area and adjacent properties with materials used.
5. Impact – loss of natural light and privacy – overlooking and over shadowing – proposed rear fencing and planned tree planting will further impact on us. We have a right to light – please provide the Daylight sunlight report which should be part of the planning application.
6. Plans state no trees within 12 metres of the prosed building – there are two mature trees within this distance.
7. Enclosure / being hemmed in
8. Side path to 41 Bankbottom (and access to the rear properties 43 and 45) – incorrect measurements on plans viewed. Stipulates 1.1 metres, measurement is 1.3 metres wide.
9. Party wall – erection of new structure. Intention to carry out excavation within a specified distance adjoining our property. Concerns about the stability of own property including rear stone wall and out-building, both are in character with our property 41 Bankbottom – strongly object to removal of this stone wall and any interference with outbuilding
10. I Mrs Tracy Slattery work from home — increased disturbance and noise will affect anxiety levels and impact negatively on my mental health.