
From: planningcomments@highpeak.gov.uk
Sent: 30 April 2025 08:31
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: Mr&Mrs Robinson

From:

Barnfield
Chapel Brow
Charlesworth
Glossop

Phone:

Email:

Submission: Objection

Comments: Whilst we have lived here for nearly 25 years there has been very little change to the Chapel Brow area and we believe the proposed re-modelling will have an adverse affect on Chapel Brow and its residents. We do understand the applicants wish to make changes to create a family home fit for their requirements, and we do not object to some form of re-modelling.

The proposed re-modelling looks to be almost double the size of the existing building due to raised rooflines, conversion of the double garage and a very large two storey side extension. We feel it's inappropriate to the location which borders green belt and a conservation area. The proposed design is not in keeping with the existing vernacular of Charlesworth and it is normally accepted that an extension to a property should be subservient to the existing property. The proposed two storey side extension with the planned kitchen dining area and conservatory being on the upper floor with large glass floor to ceiling windows and balcony area will be overlooking in nature to adjacent properties. Due to the height of the proposed side extension it will also reduce light to adjacent properties especially during winter.

With reference to the Charlesworth Conservation Area Character Appraisal Adopted October 2010 I would like to draw your attention to the following parts:-

1.3 The Charlesworth Conservation Area was designated by High Peak Borough Council in

1976 and extended in May 1997. It is important that the special architectural or historic interest that justifies designation is defined and recorded. The purpose of this Appraisal is, in accordance with the methodology recommended by English Heritage, to define and record the special architectural and historic interest of the Charlesworth Conservation Area. In turn this has been used to prepare management proposals setting out actions to maintain and enhance the special character of the area.

3.1

The special character of the Charlesworth Conservation Area derives from the following

elements: visual harmony resulting from use of a limited palette of natural building materials, largely locally quarried stone with stone or slate roofs; panoramic views from the upper parts of the Conservation Area and significant views out to the south, west and north; (these will be affected by the side extension)

Landmarks

4.58

One landmark within the Conservation Area is the Independent Chapel (this is located just to the SW of the proposed site)

4 Assessing Special Interest Figure 49 Retaining Wall of Independent

Chapel Burial Ground (this is located just to the SW of the proposed site)

Local Features of Interest

4.85

In addition to the numerous architectural details and embellishments found on the area's historic buildings, there are a number of local features which add to the area's distinct identity and help to create a sense of place. Some of these, like the wall of the Independent Chapel (grade II) are protected by their listed status,

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Green Spaces and Biodiversity

4.87 The rural feel is enhanced by the fields, some bordered by hedgerows, at either side of Back Lane and Boggard Lane and at the upper part of Chapel Brow.

Character Area 1: Higher Charlesworth Character Area

4.93 Higher Charlesworth, on the eastern side, is the older part of the settlement consisting of stone-built farmhouses, three-storey handloom weavers' cottages and the Independent Chapel with some of the surviving buildings dating from the mid 17th century. This group is set within fields enclosed by dry stone walls. The setting of this group is much enhanced by the surrounding fields and open views.

8 Summary of Issues

8.1

There are a number of issues affecting the character of the Conservation Area:

views into and out of the Conservation Area marred by modern development;

9 Recommendations

withdrawing the permitted development rights given under the Order. It is recommended that an Article 4 Direction be considered to bring under control those alterations which, if not sympathetically designed, pose the greatest threat to the distinctive local character.

11.57

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

11.64

Planning Permission will be granted for development, provided that:

the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area.

11.71 Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and

important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.

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