

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 16 November 2025 21:24
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2025/0423 Site Address: The Risings Rest Home Primrose Lane Simmondley
Glossop Derbyshire SK13 6LW Glossop Comments by: G & S Crompton

From:

OAKLEA
Primrose Lane
Glossop
Glossop
Derbyshire
SK136LW

[REDACTED]

Submission: Objection

Comments: We object to the planning application for the following reasons;

Traffic Issues

Loss of Privacy

Design and Visual Impact

Detriment to Living Conditions

Including Noise and Light pollution

Planning History

First point to clarify is they state on their Design and Access Statement that it is a 'Shared Driveway'. The Risings only has access to and egress from their premises over the land to the front of Oaklea, this land falls within the boundary of Oaklea, as per the Land Registry [REDACTED]

[REDACTED] This land has been maintained and upkept by us since 1984 without any input or contribution from The Risings.

They state that there will be no increase in intensification of traffic. We feel that this will be incorrect the current level of daily vehicular movement over the land to the front of the 3 residential properties going to The Risings Rest Home has increased dramatically and unacceptably over recent years to the point of becoming nuisance and dangerous. The volume of vehicles and the speeds they drive past residential properties is undesirable. This is a single track of limited view and width with not enough room for 2 vehicles to pass which severely restricts access with such a high volume of vehicle movement to and from The Risings Over the years we have continually had our land damaged by vehicles travelling to and from the Risings Rest Home, we have had our edging stones damaged,

flower beds and lawn crushed and driven over by vehicles trying to squeeze past each other, they have even driven on to our main driveway to our house to allow other vehicles to pass, a hedge row knocked over multiple times [REDACTED] There has also been a vehicular accident and vehicles have almost collided with us whilst we are tending to our garden.

They currently state only 2 of the 22 employees drive and have vehicles, we have recently installed a motion detected CCTV for safety and security to our property and from what we have noted there is a low level of pedestrian movement (1-2 per day), but the level of traffic movement is very high. For example, Friday 7 November 2025 - 46 vehicular movements, Saturday 8 November 2025 - 30 vehicular movements, Sunday 9 November 2025 - 44 vehicular movements, Monday 10 November 2025 - 47 vehicular movements, Tuesday 11 November 2025 - 58 vehicular movements, Wednesday 12 November - 52 vehicular movements and Thursday 13 November 2025 - 38 Vehicular movements. Therefore, over a week we have had in excess of 315 vehicular movements over the land to the front of the 3 residential properties (on average 45 vehicular movements per day). When Planning was originally passed to allow this residential property to become a commercial property, we were advised in writing that 'in the course of day this would not create more movements than a 3-car family would generate'.

Current vehicles movements have been observed but not limited to; Cars, Taxi's, Small Vans, Large Vans Refuse collection multiple times a week (which usually reverses down to The Risings) Tesco delivery vans, dairy delivery van, fruit and vegetable delivery van, other delivery vans, gardeners/landscapers with trailers, Ambulances etc.

[REDACTED]

[REDACTED]

[REDACTED]

It is stated the extension including a care salon area will not create or add to the current employee levels, but note that this facility will provide for the residents to be seen by opticians, chiropodists, hairdressers, etc. assume these will therefore be external contracted individuals and if so this will surely create a higher movement of vehicles and intensification to the traffic to the site when these people attend The Risings to see the residents. If planning is passed, the additional traffic, damage and noise that would be created for months would be of a huge detrimental impact and effect our daily lives and activities and enjoyment of our property, not to mention our privacy over these months of construction and also the privacy following construction as the degree of overlooking on to our property will be markedly different.

They state there will be no intensification of traffic to the site, except for deliveries during the construction phase. What about all the contractors in all their work vans who would be doing the actual construction? This will definitely add to the intensification of traffic to the site which is already high.

They state that the siting of the extension was determined by a number of factors (b) A part of the site which will not be to detriment of the neighbours'. We believe this to be incorrect, any extension to this commercial property in a residential area would be of detriment to the neighbours. In this instance we will have a further loss of 'Privacy' and this will be of detriment to the enjoyment of our dwelling which is a major concern, looking at the plans they are projecting a large extension to the north west side of the property (not the rear?) and this is towards the adjoining boundary fence with our property (this now explains why all the trees have been removed which

previously provided us with an element of privacy). We will submit the photos by e-mail showing the trees as they were previously as against our current view and our privacy when now exiting and entering our property which has been reduced substantially (as there are no longer any trees, we are being overlooked by all their side windows none of which are frosted for privacy). The proposed development is shown on the plans as a single storey extension coming within what looks like a 2 metres proximity of the boundary fence and 4 new proposed windows, the building would then be even closer, continue to overlook our property and encroach on our privacy even further and will be detrimental to our daily life and we feel this is an unacceptable loss of privacy and overshadowing of such a large extension. The change and the visual impact this commercial extension will have right on the doorstep of our residential property is undesirable and will be visible on a daily basis as we exit and enter our home.

Light pollution, we already have their front flood light which shines through our landing window all throughout the night, their rear flood light which shines off the roof of their garden Gazebo in to our rear bedroom windows, the emergency green lighting in their conservatory area which shines through in to our conservatory, we assume this is likely to increase if planning goes ahead that we will have more light shining through in to our entrance from the extension along with the green emergency lighting shining towards our property all through the night, even more so if they are planning to add additional external lighting.

We also believe (contrary to their comments) that it would also affect the levels of light we currently receive and the overall enjoyment to the side of our property and it would impact the frosted window we have on this side of the property, it would also increase noise levels from the residents, staff, visitors etc with having this extension built within such close proximity, as we have prior experience with them placing a patio right alongside the boundary fence (north-west side) towards the rear which has affected the enjoyment of our patio/rear garden area. Again, when planning was originally passed, they did state in writing 'that any congregation of elderly people in the garden on the north-west side of the Risings could detract from the privacy of the rear Garden of Oaklea' which it has indeed done. Therefore, this proposed extension will increase and add to the current level of noise we already experience.

The overall impact to the environment and current natural landscape in this residential area will also be altered and reduced negatively with this proposed development. This extension will be visible from Primrose Lane and those that reside on Primrose Terrace and we feel it is not fitting within the present residential area to further expand the size of an already large commercial property.

We believe planning should ideally come out and view the actual site before making any final decisions, not only to review the negative impact this extension would have on the neighbours, but also the land surrounding and the restricted vehicle access, volume and the damage it has caused and would continue to cause over the coming years should this planning application be passed.

The Rising has submitted various planning applications over the years, to continually try to expand this property, one to mention was a planning application for a single storey extension which was refused, and we feel this should also be refused.

Although separate from the above planning application, we recommend that Planning/Council/Environment/Highways should urgently review the vehicular access of this site and ideally look to provide The Risings Rest Home with their own separate private dedicated driveway/access off from Primrose Lane

within their own boundary. If they had a driveway directly on to their own land it would be beneficially not only to themselves, but also to the 3 residential properties that it currently affects daily and is of detriment with continual and constant vehicle movements, and this should be reviewed as a 'priority'.

If for any reason, planning is passed there should be strict caveats in place, that they cannot now or in the future amend this extension to change the use into additional bedrooms, they cannot extend further by building a 2nd storey extension on top of this single storey extension. Oaklea should also be allowed to increase their fence/boundary hedge along the north-west Boundary to a higher height in order to block out this extension and rear patio to at least try and retain some element of privacy so we can enjoy our residential dwelling. Also, separate driveway access to be reviewed by the council/planning for the Risings Rest Home.

If further clarification or evidence of any of the above is required, please let us know, we would be more than happy to discuss this or provide further paperwork for review - Thank you.

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