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From: planningcomments@highpeak.gov.uk
Sent: 04 December 2025 14:49
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2025/0448 Site Address: Storage Buildings To The West Of High Hill Road New Mills Derbyshire Comments by: Clelia Simpson

From:
12
Watford Bridge Road
New Mills
High Peak

SK22 4HJ

Phone [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I would like to object to planning application HPK/2025/0448 as outline below.

Whilst we supported the originally planning application HPK/2025/0018 this was based on amendments made by the developer after consultation with us. During this consultation we were assured by the developer that the 21 meter guidance and regulations had been adhered to with regards our existing property and our proposed extension. They also stated the 21 meter distance only applied at roof level, and the flat roofed extensions on unit 1 & 2 met the regulations as they were at low level, I note these have been removed from the approved plans.

Having read the planning officers report, it is clear that the 21 meter distance to our existing property number 12, has not been met, as outlined by the planning office on page 13 where it states 'In its original form, Officers identified that harm to the amenity of this property, resulting from the relationship between the first floor window serving a bedroom in Unit 3, and this existing bedroom window, that failed to comply with the 21m separation distance. Whilst it is acknowledged that this is not a direct line of sight, it is the case that the angle is not sufficiently acute to mitigate this undesirable impact, and would in its original form, harm the amenity of this property with regards to loss of privacy'

This resulted in the planning officer requesting a change to the developers plans on unit 3 to ensure our privacy at number 12 is maintained. Given we are now aware of the impact to our privacy we are objecting to this planning application.

The application itself does not address how our privacy can be maintained, and the Planning Support Statement S73 October 2025 4 10.3.008, doesn't either. In fact, it mentions nothing about this, and refers only to the extension we have planning permission for. The report also states we haven't started any work on the extension, when we have, so the comments made in the report are also incorrect.

I have tried to engage with the developer to discuss this matter in full and have had no response.

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