

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 05 December 2025 16:53
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2025/0405 Site Address: 3 Didsbury Terrace Kinder Road Hayfield Derbyshire SK22 2LE High Peak Comments by: S.Nyland
From:

Kinder Road
Hayfield
High Peak

Phone:

Email: [REDACTED]

Submission: Objection

Comments:

In the Heritage Statement, under the sub-heading Heritage Context, the applicant states that the: “proposed site, however, is situated behind existing dwellings and does not contribute directly to public views or the character of the street scene.” Details under the heading Site and Context are also inaccurate, as the structure would be visible from Valley Road.

Conversely, the proposed structure would sit on an extraordinary focal point between two early Georgian properties, Holly Cottage & Holly Farm,

and be built upon a raised terrace strip within a split-level plot of land which would have a visual impact from Kinder Road, altering the setting and special characters of two historic properties within the conservation area and only 30 seconds walk from the Peak District National Park.

Unfortunately, the photographs are unable to offer a clear portrayal, therefore does the Planning Authority intend to pay a site visit prior to granting permission?

As a solution, could the structure be built on the lower level of the site, which is a large plot, and include a green sedum roof making it more aesthetically pleasing and sympathetic to its extraordinary setting?

Inadvertently, this proposed structure will not bear any visual impact or affect the applicant’s own setting, views and privacy since the site lies outside the official curtilage of No 3 Didsbury Terrace.

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