

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 30 March 2026 16:57
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2024/0335 Site Address: Westwood New Mills Road Birch Vale Derbyshire SK22 1BT High Peak Comments by: Ellis Webb

From:

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Fishers Bridge
Hayfield
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Phone: [REDACTED]

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Submission: Objection

Comments: The plans include the placement of two detached structures. One is claimed to be an 'Annexe'. However, it contains a bedroom, kitchen, bathroom and living area plus a large patio area and is some distance from the main dwelling, with its own enclosed garden area. Given the extent of facilities it contains and its detachment from the house it cannot be considered to be ancillary as it has no functional or physical relationship or reliance on the main house and must be assessed as forming an independent dwelling rather than ancillary accommodation.

The formation of new dwellings in the Green Belt is inappropriate development and, in the absence of very special circumstances, substantial weight must be given to any harm to the Green Belt in accordance with NPPF para 153. The application must therefore be refused.

I would add that both structures in the application plus the formation of hardstanding bases and a covered patio & veranda are in place and, should the application be refused, the necessary enforcement action should be taken.

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