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From: [REDACTED]
Sent: 14 April 2026 21:05
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : DET/2026/0004 Site Address: 5 Post Office Green Lane Chinley Derbyshire SK23 6AA
HIGH PEAK Comments by: Martin Kocsis

From:
30
Stubbins Lane
Chinley
Chinley
High Peak
SK23 6AE

[REDACTED]

[REDACTED]

Submission: Objection

Comments: My two main grounds for objection to this proposal come under the following headings:

1) The impact that the change of use would have on the character & sustainability of the Chinley's Conservation Area.

2) The provision of adequate natural light in all habitable rooms of the proposed dwelling.

The applicant's main argument states that there will be no detriment to Chinley from the loss of a commercial frontage, and that the Conservation Area will not suffer. Their argument is totally unconvincing, and is not supported by any evidence.

1) The building is part of a parade of shops which adds to the character and appearance of the Conservation Area. Merely keeping the shop window will not - as claimed - retain the character of the area as the building won't be in commercial use. There'll be no services provided, resulting in fewer people which will impact other businesses in the village. The proposed change will create dead space in a row of shops. The loss of this space will undermine the viability of the Conservation Area. This directly goes against section EQ7 of the council's Local Plan, which aims to protect such areas.

2) The applicant states that there will be natural light in the room if the application is successful but, as the window is very large, they will install blinds to protect their privacy. This will drastically reduce the level of natural light in the proposed room. Blinds in the window will also harm the character of the Conservation Area as it will remove an active shopfront.

For these reasons I oppose this application on the grounds of harm to the Conservation Area, the village itself, and the lack of natural light into the room. Anecdotally, everyone I've spoken to about it feels the same way.

This is an unwelcome change to an already struggling main street. Chinley doesn't need that characterful row of shops turned into accommodation.

Martin Kocsis

P.S. The bright green planning notice that was on the nearby lamppost was removed during the night of Friday 10th April. This has most certainly reduced the awareness of the proposed development within the village.

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