

[REDACTED]

From: Kevin lee <[REDACTED]>
Sent: 05 May 2026 20:39
To: Planning Comments (HPBC)
Subject: FW: REF HPK/2026/0148

[REDACTED]

From: jodie lee [REDACTED]
Sent: 05 May 2026 20:11
To: Kevin lee [REDACTED]
Subject:

Ref HPK/2026/0148

Dear Sir/Madam,

I am writing to formally object to the above planning application for the construction of raised decking at 3 Potter Road, which will be considerably higher than my existing 6ft privacy fencing.

My objection is based on significant concerns regarding loss of privacy, overlooking, and the detrimental impact this development would have on the wellbeing of my household—particularly the foster children in my care who have experienced trauma.

Under the Town and Country Planning Act 1990, local planning authorities have a duty to consider the impact of developments on neighbouring amenity. The proposed raised decking, by virtue of its elevated height, would enable direct overlooking into my garden and home, significantly exceeding the height of standard boundary fencing. In particular, the raised platform would allow users to see directly into my living room and other internal living areas, resulting in a severe and intrusive loss of privacy. This would go beyond typical garden overlooking and instead create a clear line of sight into the private interior of my home.

Furthermore, the National Planning Policy Framework (NPPF) emphasises that planning decisions should ensure a high standard of amenity for existing and future occupants of land and buildings. The proposed structure clearly conflicts with this principle, as it introduces intrusive overlooking and a sense of being constantly observed that would materially harm our living conditions.

Of particular importance is the safeguarding of the foster children placed in my care. As a registered foster carer for Derbyshire County Council, I am responsible for providing a safe, secure, and private environment for vulnerable children, many of whom have experienced abuse, neglect, or trauma. The presence of an elevated viewing platform overlooking our private outdoor space—and with direct views into internal living areas—would:

- Compromise their sense of safety and security
- Increase anxiety and distress due to perceived surveillance
- Undermine professional recommendations regarding privacy and stability for traumatised children

This concern aligns with obligations under the Children Act 1989, which places a duty on carers and authorities to safeguard and promote the welfare of children. Planning decisions should not inadvertently create environments that jeopardise these protections.

Additionally, under Article 8 of the Human Rights Act 1998 (right to respect for private and family life), there is a reasonable expectation of privacy within one's home and garden. The proposed raised decking would interfere with this right by facilitating direct overlooking into both our garden and the interior living spaces of our home.

There is also relevant planning precedent and guidance which often considers raised platforms and decking above a certain height as potentially harmful where they lead to overlooking. Many councils recognise such developments as materially affecting neighbouring amenity, particularly where they enable views into habitable rooms.

In summary, I respectfully request that this application be refused on the grounds that it:

- Causes unacceptable overlooking and loss of privacy, including direct views into internal living areas
- Harms residential amenity
- Negatively impacts the welfare of vulnerable foster children
- Conflicts with national and local planning policy and legal protections

Thank you for considering this objection. I would appreciate confirmation that my concerns have been formally recorded and taken into account in the decision-making process.

Yours faithfully,
Kevin Andrew Lee