

[REDACTED]

From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0180 Site Address: LAND AT ELNOR LANE WHALEY BRIDGE DERBYSHIRE SK23 7EU HIGH PEAK Comments by: Andrew Joseph Wild

From:
44
Elnor Lane
Whaley bridge
High Peak

SK23 7EU

[REDACTED]

Submission: Objection

Comments: As the new owners of 44 Elnor Lane, this development will be directly adjacent to our property. Prior to purchasing 44 we spoke with James Stannard, the planning officer assigned to the planning application and understood the development had progressed relatively slowly since the initial planning permission was granted in 2022 and the type of housing proposed had changed over that period. The plans, at the time we purchased 44, showed a development of three individual properties (a bungalow to the north of the site and two detached properties) on this plot with sufficient spacing between each property and our own boundary to the south of the site.

The latest plans (covered in this planning application) show a replacement of the planned detached property closest to our home with a pair of semi-detached properties. Looking at the original plans compared to the latest plan in this application, we have a number of concerns. We politely request that the points listed are reviewed by the council, with mitigating actions put in place, prior to planning being granted. To note, we are happy to discuss any points raised, on site.

- The latest planning proposal shows provision of parking for the semi-detached nearest to our home, a few feet from our property boundary, rather than in front of the property, as is the case with the other semi-detached property.
- The driveway access onto Elnor Lane for the semi-detached property is closer to our existing driveway access than to the driveway of the other semi-detached property. DCC Highways recent comment on this planning application mentions the lack of clarity around the driveway access.
- The provision of only two designated parking spaces for each property, when there could potentially be up to four vehicles at each semi-detached property. This will lead to additional on-street parking on a narrow lane already well-used by residents who do not have access to off-street parking. This can be seen across a number of similar housing developments nearby, off Shallcross Mill Road and Elnor Lane.

- The reasoning for the shift from an angled detached property to a pair of semi-detached properties isn't clear. The reason given before was that the site was 'too dark', presumably that is still the case unless trees have been removed? We will now be faced with a three storey flat gable end, of as yet unknown material type, rather than a 'softer' angled orientation in the previous planning application.

- Loss of existing hedging to the front of the site, which owing to the layout of the site boundary, screens part of our property and access way.

- Our property, by the nature of the topography along this stretch of Elnor Lane, overlooks this site. Proposed screening (hedging or fencing) will need to be agreed that suits both parties to this boundary.

- There is currently a broken water culvert in the corner of the site (next to our property boundary). We understand the owner will fix this prior to the commencement of any building work, as the site is currently flooding when it rains and in the past this has backed up into our cellar.

The building of two properties, on the site of just one, as per the previous plan, is fundamentally overdevelopment of the same sized area, and potentially could lead to further development, which would be out of character with this locality, and is something we would object to. However should the council deem that this is not overdevelopment then we would respectfully request the following points are conditional in granting this planning consent:

- The driveway for the semi-detached property closest to ours is moved to the left (as you look at the front of the plot) so that the driveway is in line with the gable wall of the property and aligns with planning guidelines.

- The additional driveway that ends (on the latest plan) a few feet from our property boundary is either moved to in front of the semi-detached (to mirror the adjoining semi-detached property) or is shortened to provide a true turning area, rather than additional parking.

- An assessment of how this planning application will impact the established on-street parking in the area.

- A full landscaping plan is submitted prior to the planning consent being granted, that will include what provision will be made, in terms of the hedging and fencing between the proposed semi-detached property and our property at 44 Elnor Lane.

- The culvert, in the corner of the site, is properly sealed to avoid any issues with leaking into our cellar.

Regards

Andrew & Kelly Wild

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