

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 29 June 2026 10:36
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0219 Site Address: 192 LOW LEIGHTON ROAD NEW MILLS DERBYSHIRE SK22 4JF High Peak Comments by: Mrs Seran Houlton

From:
190
Low Leighton Road
New Mills
High Peak
Derbyshire
SK22 4JF

[REDACTED]

Submission: Objection
Comments: Planning Application HPK/2026/0219 192 Low Leighton Road, New Mills, SK22 4JF

I wish to object to the above planning application as the owner of the adjoining property at 190 Low Leighton Road.

Please note I did send an email on 18/06/2026 to planning in reference to this application and ask questions on any additional documentation but despite the email reply stating someone would contact me within 3 working days, no-one did.

My concerns relate to the adequacy of the submitted information and the potential impact of the proposed development on the shared boundary, neighbouring residential amenity and an existing very high drystone boundary wall.

      1.    Insufficient Information
Regarding the Boundary Relationship

The submitted plans do not identify the distance between the proposed extension and the shared boundary with No. 190, nor do they show the relationship between the proposed extension, its foundations and the existing drystone boundary wall.

This omission makes it difficult for neighbouring residents and the Local Planning Authority to properly assess the impact of the development.

In particular, the submitted drawings do not provide sufficient information to determine:

- ¿ The exact separation distance between the extension and the boundary wall.
- ¿ The proximity of proposed foundations and excavation works to the high drystone wall.

¿ Whether sufficient space exists to undertake construction without affecting the wall.

¿ The potential impact on neighbouring land and structures.

Given the close proximity of the proposed development to the boundary, I respectfully request that further information is obtained before the application is determined.

¶¶¶¶¶¶¶¶2.¶¶¶¶¶¶¶¶Potential Impact on the Existing Drystone Boundary Wall

The existing drystone wall forms a long-established boundary feature between the properties and contributes to the character of the area.

The site is sloping and the proposed extension appears to be positioned very close to this wall. However, the application contains no information demonstrating how the wall will be protected during excavation and construction works.

Drystone walls are particularly susceptible to movement and instability where nearby excavation or foundation works take place. In the absence of foundation details, site sections showing the relationship to the boundary, or a construction methodology, it is not possible to properly assess the risk of damage to this established feature.

I request that the Local Planning Authority carefully considers whether sufficient information has been provided to assess the impact on the boundary wall.

¶¶¶¶¶¶¶¶3.¶¶¶¶¶¶¶¶Overbearing Impact and Loss of Openness

Whilst described as a single-storey extension, the proposal incorporates a substantial mono-pitched roof structure extending alongside the shared boundary.

The proposed roof form rises significantly above the eaves level and increases the overall scale and visual mass of the development when viewed from neighbouring land.

Due to its length, height and proximity to the shared boundary, the extension has the potential to create an overbearing and enclosing effect when viewed from No. 190 and its rear garden, reducing the sense of openness currently enjoyed.

I request that the Local Planning Authority carefully assesses the impact of the proposal on neighbouring residential amenity, including outlook and visual enclosure.

¶¶¶¶¶¶¶¶4.¶¶¶¶¶¶¶¶Ground Levels and Excavation Concerns

The submitted drawings indicate that the site slopes noticeably. However, limited information has been provided regarding excavation depths, foundation design, retaining measures or the relationship between the proposed structure and neighbouring land.

Given the sloping nature of the site and the apparent proximity of the extension to the boundary wall, further information is required to properly assess the potential impact of the development and associated groundworks.

Impact on Outlook and Daylight

The application does not provide sufficient information regarding the separation distance between the proposed extension and the shared boundary to allow a full assessment of its impact on neighbouring outlook and daylight.

Whilst I appreciate that the Local Planning Authority will undertake its own assessment, I am concerned that the combination of the extension's scale, proximity to the boundary and rising roof form may adversely affect the openness and enjoyment of the adjoining property.

6. Boiler location

The proposed plans indicate relocation of the boiler within the extension; however, no details have been provided regarding the position of any associated flue terminal. Given the proximity of the proposed extension to the boundary with No. 190, I request that the Local Planning Authority considers whether the location of any flue discharge could have an adverse impact on neighbouring residential amenity through noise, vapour or emissions.

Party Wall Agreement

The proposed extension appears to involve excavation and foundations in close proximity to the boundary wall and existing drystone wall. I request that the applicant conforms how these works will be undertaken and whether the requirements of the Party Wall Act 1996 will apply.

Conclusion -:

For the reasons set out above, I believe that insufficient information has been provided to properly assess the impact of the proposed development on the shared boundary, the existing drystone wall and neighbouring residential amenity.

I respectfully request that the Local Planning Authority gives careful consideration to these concerns and seeks further clarification from the applicant before determining the application.

Yours faithfully,

Seran Houlton ħ Owner 190 Low Leighton Road New Mills SK22 4JF

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