



ERRATUM

This Erratum has been published due to a factual error made in the Delegated Report, which accompanied the Decision Notice dated the 12th May 2026, ref HPK/2026/0040.

In the Amenity Section of the Officer Comments, reference is made to a shared rear yard between the application site, number 6 Whaley Lane and the neighbour at number 4 Whaley Lane, which is incorrect. The rear yard is solely within the ownership of number 4 Whaley Lane.

The following sentences are therefore corrected as follows:

Sentence 1

It is acknowledged that the 2no flats would benefit from little outdoor amenity space, with the rear yard being shared with its neighbour No.4 Whaley Lane. However, it is common place for flats within urban centres to not benefit from any outdoor amenity space, and given that the site is within easy walking distance of communal parks and recreational areas, which includes Whaley Bridge Memorial Park (approx. 700m), this lack of amenity space is not considered to result in any level of adverse harm to the amenity of future occupiers that would generate a sustainable reason for refusal.

This sentence should read as follows:

It is acknowledged that the 2no flats would benefit from little outdoor amenity space.
However, it is common place for flats within urban centres to not benefit from any outdoor amenity space, and given that the site is within easy walking distance of communal parks and recreational areas, which includes Whaley Bridge Memorial Park (approx. 700m), this lack of amenity space is not considered to result in any level of adverse harm to the amenity of future occupiers that would generate a sustainable reason for refusal."

Sentence 2

It is true that this first floor rear window would overlook into the shared yard area, however it is the case that the occupants of the flats would also have access to this yard. Given that a new first floor window is to be inserted to the front elevation of the two storey outrigger serving this Kitchen, the rear window overlooking the yard will become secondary, and therefore in the interests of addressing neighbour concerns, a condition is recommended to obscure glaze this window to preserve amenity of neighbouring properties.

This sentence should read as follows:

It is true that this first floor rear window would overlook into the yard area of No.4 Whaley Lane, however, there is no material change that occurs in relation to outlook and overlooking between the existing Bedroom and the proposed Kitchen. Given that a new first floor window is to be inserted to the front elevation of the two storey outrigger serving this Kitchen, the rear window overlooking the yard will become secondary, and therefore in the interests of





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addressing neighbour concerns, a condition is recommended to obscure glaze this window to preserve amenity of neighbouring properties.

Sentence 3

Lastly with regards to potential impacts upon neighbouring amenity, the rear of No.6 fronts on to a shared yard area with No.4 Whaley Lane. Representations have been received from this neighbouring property that raises concerns with regards to overlooking and loss of privacy triggered by rear windows fronting on to this shared amenity space. This representation also raises noise as a potential issue and that deadening panels should be installed.

This sentence should read as follows:

Lastly with regards to potential impacts upon neighbouring amenity, the rear of No.6 fronts on to a yard area which is situated within the residential curtilage of No.4 Whaley Lane. Representations have been received from this neighbouring property that raises concerns with regards to overlooking and loss of privacy triggered by rear windows fronting on to this neighbouring amenity space. This representation also raises noise as a potential issue and that deadening panels should be installed.

X *Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

