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From: planningcomments@highpeak.gov.uk
Sent: 29 August 2026 10:54
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2026/0275 Site Address: 75 St Johns Road Buxton Derbyshire SK17 6UU Buxton
Comments by: Martin Johnson Civil Service

From:
The Old Coach House 108b St John's Road

Buxton
Employed
SK17 6UU

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Objection to Planning Application-HPK/2026/0275

75 St Johns Road, Buxton SK17 6UU-Proposed use of dwelling as a children's care home.

Reasons for objection: The proposed change of use of this semi-detached dwelling to a children's care home would I believe result in an unacceptable impact on the residential amenity of the occupants adjoining the property.

By virtue of the intensity of the proposed use, including increased vehicle movement, staff changes, visitor activity, deliveries, servicing requirement, and the potential for noise associated with the day-to-day operation of a care facility. The development would give rise to increased levels of noise and disturbance when compared to the use of a single dwelling.

Given the proximity to the adjoining property, I believe it would adversely affect their living conditions. The proposal would therefore be likely to have a detrimental effect on the adjoining occupier's health and wellbeing. Whilst a traditional residential use would generate noise with a single household, the proposed care home would introduce a materially different pattern of frequency of activity.

The proposed care home development would introduce a further children's care home use within two hundred metres of an existing care home. This existing care home provides a clear indication of the level of activity and often results in overspill parking of vans etc on footpaths outside and opposite the facility.

For these reasons, I consider the proposed change from a residential dwelling to a care home in such close proximity to the adjoining homeowners a fair reason for refusing this application.

Yours faithfully

Martin/Christine Johnson.

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