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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Antony Skadorwa
2 Dale Close
Stonebroom
Alfreton
DE55 6LL

Agent Derek Trowell Architects
1 Greenhill
Wirksworth
DE4 4EN

Application no. HPK/2012/0001

Registered on 04/01/2012

Determined on 29/02/2012

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Proposed Renovation, Modernisation and Extension of 1950's Bungalow. at Wood Cote Combs Road Combs

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. No development shall commence until full details, including use of materials, colour and finish, of all the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the

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Michael Green
Planning Applications Manager

approved details.

3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Prior to the commencement of development on site a new 3.75m wide access shall be created in accordance with the application drawings, laid out, constructed and provided with visibility sightlines 2.4m back and parallel to the site boundary accross the entire frontage of the development plot, the area in advance of the sightlines being kept clear, in perpetuity of any obstructions in excess of 1m (600m in the case of vegetation) measured above the adjacent carriageway channel.

5. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the revised application drawings for the parking of vehicles. The spaces shall be maintained throughout the life of the development free from any impediment to its designated use.

6. There shall be no gates of other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

7. The existing vehicular access to Combs Road shall be permanently closed with a physical barrier a in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

3. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

4. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

5. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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6. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal that will provide extended accommodation on the site that would not cause demonstrable harm to the character of the area or the amenity of neighbouring occupiers or any other interest of acknowledged importance.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

Under Section 151 Highways Act 1980, the applicant must take all reasonable steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur it is the applicants responsibility to ensure that reasonable steps (eg street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

2) Under Section 184 Highways Act 1980 and section 86 (4) of the New Roads and Street Works Act 1991 at least 12 weeks prior notification shall be given to the Area Maintenance Manager tel 01629 538537 before works commence within highway limits for the proposed vehicular access.

3) The applicant is advised to use solid bound material for driveways and parking spaces for highway safety reasons.

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Michael Green
Planning Applications Manager

4) Construction works may require traffic management and advice regarding procedures should be sought by contacting 01629 538686.

Plans

The plans to which this Notice refers are listed below:

01

574.01
574.02
574.04 Rev F

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:

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Michael Green
Planning Applications Manager

(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
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High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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