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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 Rod Jones
1 Alder Rise
Whaley Bridge
SK23 7RR

Agent High Peak Architects Ltd
Wharf House
Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2012/0065

Registered on 06/02/2012

Determined on 30/03/2012

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

Retrospective permission for timber decking to private garden at 1 Alder Rise Whaley Bridge

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. The existing decking between the side wall of No 1 Alder Rise and the eastern boundary of the site shall be removed by no later than three months from the date on this decision notice.

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Michael Green
Planning Applications Manager

3. Pior to 3 months from the date of this planning decision a fence of no less than 1.8m in height shall be erected along the southern boundary of the site.

4. If the boundary hedge is removed below a level of 1.8m (as measured from the surface of the decking) or no longer serves the function of a screen below this height it shall be replaced by an imperforate fence of height no less than 1.8m as measured from the surface of the decking and along the lngth of boundary shown on drawing 1116.05.

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. To protect the privacy of the neighbouring residential properties fronting Hockerley Avenue as required by High Peak Local Plan saved policies GD5, H11and H14.

3. To protect the privacy of the neighbouring residential properties adjacent to the site as required by High Peak Local Plan saved policies GD5, H11and H14.

4. To protect the privacy of the neighbouring residential properties to the east as required by High Peak saved Local Plan Policies GD5, H11 and H14.

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 which subject to planning conditions does not harm the residential amenities of nearby properties, the appearance of the property or its surroundings nor highway safety.

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
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

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Michael Green
Planning Applications Manager

National Planning Policy

PPS1 Sustainable Development and Climate Change
PPS3 Housing

Plans
The plans to which this Notice refers are listed below:
1116.01 Location Plan
1116.02
1116.03
1116.04
1116.05
1116.06

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.

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Michael Green
Planning Applications Manager

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(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.
(b) Variation to the approved plans will require the submission of a new planning application.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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