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High Peak Borough Council

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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 M & Mrs L Hather
110 Padfield Main Road
Padfield
Glossop
SK13 1ET

Agent David Rees Architect
16 Lowland Way
Knutsford
WA16 9AG

Application no. HPK/2012/0182

Registered on 23/03/2012

Determined on 18/05/2012

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

Proposed conversion to create additional dwelling at 110 The Barn Padfield Main Road Padfield Glossop

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 works shall take place on site until details of velux windows, replacement or new windows, including glazing bar details at 1:20, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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Michael Green
Planning Applications Manager

3. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

4. Notwithstanding any details shown on the approved plans prior to development commencing a revised car parking layout shall be submitted to and approved in writing by the Local Planning Authority. The layout shall provide one car parking space each at 2.4m x 4.8m for the proposed and existing dwelling. The parking spaces shall be available for use before the approved development is first occupied. The spaces shall be retained at all times thereafter in accordance with the approved plan.

5. Notwithstanding any details shown on the approved plans the bin store shall be relocated at least 2.4m from the carriageway edge in accordance with a revised plan showing the location, size and materials of construction for the bin store submitted to and approved in writing to the Local Planning Authority. The bin store shall be implemented in accordance wtih the approved details and prior to the occupation of the development hereby approved.

6. All boundary treatments within 2.4m of the carriageway edge, across the entire controlled site frontage to Padfield Main Road shall be maintained to not exceed 1m high (relative to the nearside carriageway channel level to maximise visibility sightlines.

7. There shall be no gates, fences, chains or other barriers erected at the access points.

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.

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4. To ensure adequate parking provision and in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

5. In the interests of visual amenity and highway safety, in accordance with Policy GD4, BC5 and TR5 of the High Peak Saved Local Plan Policies 2008.

6. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

7. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved

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Local Plan Policies 2008.

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 is acceptable in relation to policies for housing and the sub-division of existing dwellings. It is considered to be sympathetic to the character of the existing building and its surroundings and raises no residential amenity issues for existing or adjacent occupiers or highway safety concerns.

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
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
H15 - Sub-Division of Existing dwellings
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

Plans

The plans to which this Notice refers are listed below:

Location Plan
130/EX/01
130/PL/01

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.

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Michael Green
Planning Applications Manager

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:
(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