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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

REFUSAL

Applicant Mr Christopher Burney
31 Cliffe Road
Glossop
SK13 8NT

Application no. HPK/2012/0300

Registered on 07/06/2012

Agent

Determined on 24/07/2012

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

Proposed Conversion of Garage/Workshop/Store/Hobby Rooms iinto Dependant Relative Accomodation with Disabled Access to the Rear of the Propery within garden curtilage. at 31 Cliffe Road Glossop

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

Reasons

1. The submitted proposal amounts to the conversion of this building to an independant dwelling, with all of the facilities and amenities required for such use and going well beyond any reasonable concept of a dependent relative's annex. By reason of its position and relationship to Nos 31 and 35 Cliffe Road an independent dwelling here would result in an unacceptable loss of amenity to the occupiers of these properties and that of the new dwelling, in particular by unrestricted and additional vehicluar and other activity on the shared access and garden area, and mutual overlooking particularly to and from No.35. The development is thus contrary to Policies H11 and GD5 of the High Peak Saved Local Plan and Section 6 of the National Planning Policy Framework.
2. The proposed independent dwelling is located outside of the settlement boundary of Glossop in a Special Landscape Area. Its location is out of character with the pattern of development in this area and its use as an independnent residential property would be

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Michael Green
Planning Applications Manager

unacceoptable in principle and detrimental to the visual characteristics of the area and Special Landscpae Area, contrary to Policies OC1 and OC3 of the High Peak Saved Local Plan Policies 2008 and Section 11 of the National Planning Policy Framework. It is considered that the submitted 'special circumstances' are not substantive, clear or sufficient such that these important policy considerations should be set aside. In addition, the applicant's offer to accept a condition limiting occupancy of the dwelling would not address the fact that independent occupancy, and breach of such a condition, would be inevitable given the extensive scale and nature of the accommodation proposed.

Policies relevant to this decision

BC1 - External Materials
GD5 - Amenity
H11 – Layout and Design of Residential Development

OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan 1
Location Plan 2
Site Plan 1
Site Plan 2
Site Plan
2608/1/11
2608/2/11

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Planning Applications Manager

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