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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 Philip Bray
6 Kimberley Avenue
Romiley
Stockport
SK6 4AB

Agent Planmart Ltd
Mr M Hambleton
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0400

Registered on 06/07/2012

Determined on 31/08/2012

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

Proposed end terrace dwelling at 58a Gladstone Street 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. Any windows on the first floor northern elevation shall be non opening and glazed with obscured glass and shall be permanently maintained in that condition.

……
Michael Green
Planning Applications Manager

3. All external render 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. No development shall commence until details of the brick and tile 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.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of proposed planting; means of enclosure; car parking layouts; hard surfacing materials.

6. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

7. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking of residents and visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

8. Any gates or other barriers fronting the nearside highway boundary shall open inwards only.

9. Before any other operations are commenced, the existing access to Gladstone Street shall be modified generally in accordance with the application drawings, laid out, constructed and provided with 2.4m x maximum achievable visibility splays in either direction, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

10. The access, the subject of condition 2 above, shall not be taken into use until 2m x 2m x 45º pedestrian intervisibility splays have been provided on the northern side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level.

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 order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policies GD5 and H11 of the High Peak Saved Local Plan

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Michael Green
Planning Applications Manager

Policies 2008, Supplementary Planning Guidance:Residential Design and Section 7 of the National Planning Policy Framework.

3. In the interests of visual amenity, in accordance with GD4 and H11 of the High Peak Saved Local Plan Policies 2008, Supplementary Planning Guidance: Residential design and Section 7 of the National Planning Policy Framework.

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5. In the interests of visual amenity, in accordance with GD6 of the High Peak Saved Local Plan Policies 2008, Supplementary Planning Guidance: Residential Design and Section 7 of the National Planning Policy Framework.

6. 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 and section 4 of the National Planing Policy Framework.

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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 which subject to planning condition does not harm the residential amenities of neighbouring properties, the appearance of the street nor compromises 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

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Michael Green
Planning Applications Manager

High Peak Local Plan Saved Policies

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework

Paragraph numbers 11,14, 17,30, 32, 39, 53, 56 - 64,

Notes to Applicant

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991, at least 12 weeks prior notification should be given to the Environmental Services Department of Derbyshire County Council before any works commence on modifying the existing vehicular access within highway limits, please contact Gail Mordey on 01629 538537 for further information.

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2431-5
2431-6

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.

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Michael Green
Planning Applications Manager

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.
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