



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 Steve Clark  
12 Alder Grove  
Buxton  
SK17 6TJ  
Agent AJS Architecture  
Mr Andrew Smith  
32 Carr Road  
Buxton

Application no. HPK/2012/0609

Registered on 25/10/2012

Determined on 11/12/2012

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

### **Proposed Side Extension at 12 Alder Grove, Buxton**

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 materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

.....  
Michael Green  
Planning Applications Manager

## 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.

## 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 would not harm either the visual or residential amenities of the locality.

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

### National Planning Policy Framework

17, 56-58

## Notes to Applicant

### Plans

The plans to which this Notice refers are listed below:

Location Plan  
SPEC 01  
SURVEY 01  
SURVEY 02  
SURVEY 03  
SURVEY 04  
SURVEY 05  
SURVEY 06  
PROPOSED 01A  
PROPOSED 02A  
PROPOSED 03A

.....  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

PROPOSED 04A  
PROPOSED 05A  
PROPOSED 06A  
PROPOSED 07A  
PROPOSED 08A  
PROPOSED 09A  
PROPOSED 10A

**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](http://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  
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