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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 Chris Wilson
Avening Adderley Place
Glossop
SK13 6PA

Agent Redfern Architectural Services Ltd
Mr Steven Redfern-Blair
27 Canal Cottage
Manor View
Woodley
Stockport
SK6 1RS

Application no. HPK/2013/0061

Registered on 11/02/2013

Determined on 02/04/2013

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

Proposed Change of Garage to Living Accomodation & Alterations to Existing Layout. Repositioning of Existing Conservatory and Conversion of Existing Roof Space including Addition of 2 New Dormer Windows and Roof Lights to rear of Main Roof. Removal of Existing Outbuildings, Consolidation of this Storage into 1 Purpose Built Outbuilding with Roof Lights at Avening Adderley Place Dinting 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.

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Michael Green
Planning Applications Manager

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.

3. Prior to the commencement of development, an elevational plan of the proposed boundary wall/fence and gates shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details agreed.

4. The garage and storage building herby approved shall be used for private/domestic purposes only and for no business or commercial activity whatsoever.

5. The garage and store building hereby approved shall not be occupied at any time other than for purposes as indicated within the application and ancillary to the residential use of the dwelling known as Avening and shall not be used for separate residential accomodation purposes.

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 of the High Peak Saved Local Plan Policies 2008.

3. In the interests of the visual amenity and character of the locality, in accordance with policies GD4 and OC4 of the High Peak Local Plan

4. In order that the amenities of the district shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

5. To ensure the proposed use remains ancillary to the principle use on the site. The use may otherwise give cause for objection having regard to applicable standards and guidelines.

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 be detrimental to the character of the countryside location or to the residential amenity of neighbours.

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.

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Michael Green
Planning Applications Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

GD4 - Character Form and Design
H14 - Domestic Extensions and ancillary buildings
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework

In Accordance with Article 31 (1) (cc) of the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012, the proposal is considered to be a sustainable form of development and so complies with the provisions of the NPPF

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:

012-101-001 Rev A

012-101-002

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:

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Planning Applications Manager

(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

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