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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 & Mrs Richard Heathcote
Moorside Homes Ltd
20 Macclesfield Road
Buxton
SK17 9AH

Agent Heathcote Design & Development
20 Ravenshaw
Macclesfield Road
Buxton
SK17 9AH

Application no. HPK/2013/0270

Registered on 28/05/2013

Determined on 16/07/2013

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

Change of house type at Plot 4, amendment to planning permission HPK/2009/0734 at Land to the Rear of 20 Macclesfield Road 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 development shall be carried out in accordance with conditions applied to planning permission HPK/2009/0270

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Michael Green
Planning Applications Manager

3. The proposed windows to the west elevation shall be fitted, and thereafter maintained, in obscure glazing.

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. For the avoidance of doubt and in perticular because the proposed development constitues and amendment to a house type only.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

GD4 Character Form and Design
GD5 Amenity
BC5 - Conservation Areas
BC10 Archaeological and Other Heritage features
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries
H11 Layout and Design of Residential Development
TR5 Access Parking and Design

National Planning Policy Framework
Core Planning Principles

Chapter 6 Delivering a wide choice of homes

Chapter 7 Requiring Good Design

Notes to Applicant

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

01.01
02.12
03.09 Rev A
03.10 Rev A
09.12

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Michael Green
Planning Applications Manager

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:
(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