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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 Mrs Sarah Fairs
140 Manchester Road
Chapel en le Frith
SK23 9TP

Agent AJS Architecture
32 Carr Road
Buxton
SK17 6WF

Application no. HPK/2013/0688

Registered on 18/12/2013

Determined on 27/01/2014

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

Proposed First Floor Extension over Existing Garage with Single Storey Associated Rear Extension at 140 Manchester Road Chapel-En-Le-Frith

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 hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on the following drawings:-

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Michael Green
Planning Applications Manager

Drawing number:-

LOCATION 01 - Location and Block Plan
PROPOSED 01 Rev A - Ground Floor Plan as Proposed;
PROPOSED 02 Rev A - First Floor Plan as Proposed;
PROPOSED 03 - Foundations as Proposed;
PROPOSED 04 - First Floor Roof Structure as Proposed;
PROPOSED 05 - Roof Structure as Proposed;
PROPOSED 06 - Roof Plan as Proposed;
PROPOSED 07 Rev A - Rear Elevation as Proposed;
PROPOSED 08 - Gable Elevation as Proposed;
PROPOSED 09 - Gable Elevation as Proposed;
PROPOSED 10 Rev A - Front Elevation as Proposed;
PROPOSED 11 - lean-to Section as Proposed;
PROPOSED 12 - Rear Section as Proposed.

3. 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.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any revoking and re-enacting that Order with or without modification) no additional openings shall be formed/made in the South-western or North-eastern elevation of the building, and no balconies shall be added to any window opening.

5. The premises, the subject of the application, shall not be occupied until 3 parking spaces and a turning area have been laid out in accordance with drawings to be submitted to and approved in writing by the Local Planning Authority. The approved parking/turning shall thereafter be so maintained, clear of any obstruction that would prevent its use for the stated purpose.

Reasons

1. Reason - 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. Reason - For clarity and the avoidance of doubt.

3. Reason - In the interests of visual amenity, in accordance with Policies GD4 and BC1 of the High Peak Saved Local Plan Policies 2008.

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4. Reason - In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

5. Reason - In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

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.

Notes to Applicant

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the design was appropriate and that no over-looking of neighbouring properties would result. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

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
GD7 - Crime Prevention
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Framework
Paragraph 17 - Core Planning Principles
Paragraphs 56-64 - Requiring Good Design

Plans
The plans to which this Notice refers are listed below:
LOCATION 01
EXISTING 01

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Michael Green
Planning Applications Manager

EXISTING 02
EXISTING 03
EXISTING 04
EXISTING 05
EXISTING 06
PROPOSED 01 Rev A
PROPOSED 02 Rev A
PROPOSED 03
PROPOSED 04
PROPOSED 05
PROPOSED 06
PROPOSED 07 Rev A
PROPOSED 08
PROPOSED 09
PROPOSED 10 Rev A
PROPOSED 11
PROPOSED 12

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.

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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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