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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 D & Mrs M Graham
3 Goyt Place
Whaley Bridge
High Peak
SK23 7LZ

Application no. HPK/2013/0585

Registered on 25/02/2014

Determined on 17/04/2014

Agent

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

Proposed Removal of Existing Front Door & Fill in Block Work to Match Existing Wall, Replace Existing RH Front Window with New Front Door and Side Light, Replace LH Front Window to Match Existing. Build a Summerhouse on the River Bank. at 3 Goyt Place Whaley Bridge

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 to the front elevation of the dwelling shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

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Michael Green
Planning Applications Manager

3. The materials of the external construction of the summer house shall be softwood planks to the walls with green felt shingles to the roof.

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.

3. 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

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

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
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework
Pragraphs 17, 56, 57, 64 and 103

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Michael Green
Planning Applications Manager

Notes to Applicant

The property is within a Conservation Area and as such the trees to be retained on site are afforded protection under the Town and Countryside Planning Acts. It is important that the roots of these trees are not damaged during the construction of the Summer House and we strongly asvise that no construction activity is undertaken beneath the canopy of the trees, this includes any excavation and also the storage of materials, vehiclaes and the burning of fires. We advise that you fence off thie area around the trees during the works. If you are in any doubt please contact the Council's Arboricultural Officer, Monica Gillespie on 0845 129 7777 Extn 2206 or E-mail monica.gillespie@highpeak.gov.uk

The River Goyt is designated "main river". In accordance with the Water Resources Act 1991 and the Land Drainage Byelaws, the Environment Agency's prior written consent is required for any proposed works or structures in, under, over or within 8 metres of the top of the river bank.

Plans

The plans to which this Notice refers are listed below:

Location Plan, Site Plan, 01, 02

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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Michael Green
Planning Applications Manager

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

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