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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 2015

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Stephen McNamee
8 Kingsmore Road
Glossop
SK13 7RG
Agent Planmart Ltd
9
George Street
Glossop
SK13 8AY

Application no. HPK/2015/0384

Registered on 01/09/2015

Determined on

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

Demolition of conservatory & erection of a single storey side/rear extension with balcony above, alterations to elevations including replacement windows, external render & alterations to porch. at 8 Kingsmoor Road 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.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2606-3 Rev A (Proposed Revised Plans)

.....
Signed on Behalf of High Peak Borough Council

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 Website www.highpeak.gov.uk

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. No development shall commence until samples of the materials to be used in the construction of the balcony screening / enclosure of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Details shall include samples of obscured screening material and non obscured enclosure panels.

5. 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 eastern elevation of the building.

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 the interests of proper planning.

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.

4. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policies GD4 and GD5 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

5. 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.

Summary of reasons for granting permission

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that distance between the boundary and extension was increased and balcony screening addressed to minimise harm to neighbouring amenity. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 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.

.....
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POLICIES RELEVANT TO THIS DECISION

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials

BC5 - Conservation Areas

BC10 - Archaeological and Other Heritage Features

GD4 - Character Form and Design

GD5 - Amenity

H14 - Domestic Extensions and ancillary buildings

(also Appendix 2 – Guidelines of for Design and Lauout of Residential Devt.

TR5 - Access, parking and design

High Peak Local Plan Submission Version April 2014

CF6 – Accessibility and Transport

EQ5 – Design and Place Making

EQ6 – Built and Historic Environment

S1 – Sustainable Development Principles

S2 – Settlement Hierarchy

S5 – Glossopdale Sub-area Strategy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Section 7 – Requiring Good Design

Notes to Applicant

Plans

The plans to which this Notice refers are listed below:

Location Plan

2606-1

2606-2

2606-3

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

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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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Signed on Behalf of High Peak Borough Council