

John Coxon
Emery Planning Partnership
Hobson Street
Macclesfield
Cheshire
SK11 8BS



High Peak Borough Council

working for our community

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Emery Planning Partnership
Hobson Street
Macclesfield
Cheshire
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Mr Wild
1 New Mills Road
Birch Vale
High Peak
SK22 1BT

Application no: HPK/2016/0156

Determined on: 29/07/2016

Town and Country Planning Act 1990 Section 192
(As amended by Section 10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

High Peak Borough Council hereby certifies that on 11/03/2016; the operations specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed rear and side extensions to the dwellinghouse as shown on plans no. 200, 201 received on the 11/03/2016 constitute permitted development as defined by Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

FIRST SCHEDULE

Proposed rear and side extensions to the existing house in accordance with plans no. 200, 201 received by the Local Planning Authority on the 11/03/2016

SECOND SCHEDULE

1 New Mills Road Birch Vale Derbyshire SK22 1BT

High Peak Borough Council hereby Refuses to certify that on 11/03/2016; the operation specified in the Third Schedule taking place on the land specified in the Fourth Schedule and edged red on the plan attached to this certificate, are not lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed outbuilding as shown on plans no. 201, 300 received on the 11/03/2016 would not fall within Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the Local Planning





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Authority consider that the erection of the outbuilding would not be possible without the excavation which has already been undertaken at the site. Since the excavation and the building form one operational development the entire operation falls outwith permitted development rights and requires planning consent.

THIRD SCHEDULE

Certificate of lawfulness for proposed new outbuilding as shown on plans no. 201, 300
received on the 11/03/2016

FOURTH SCHEDULE

1 New Mills Road Birch Vale Derbyshire SK22 1BT

X *B.J. Haywood*

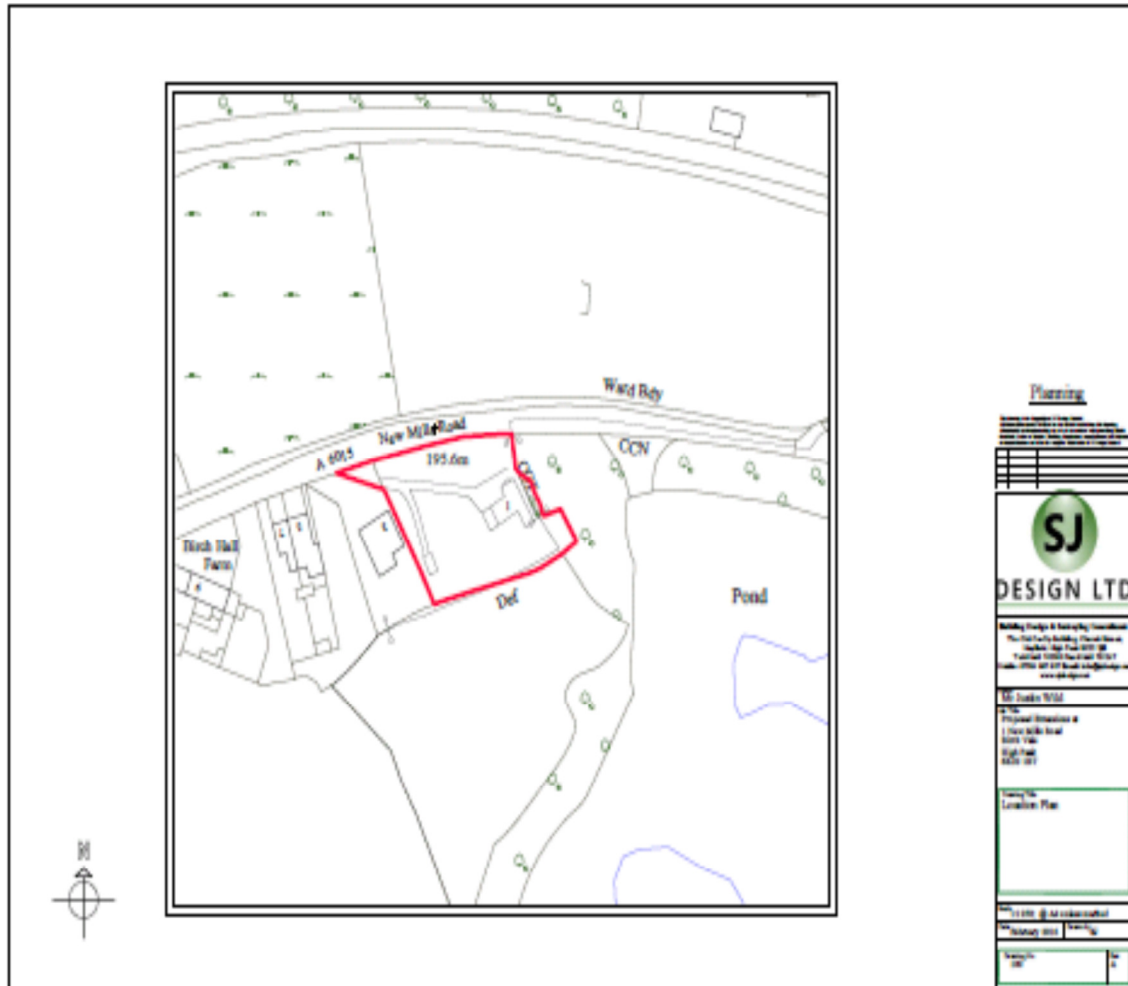
Signed by: Haywood, Ben

On behalf of High Peak Borough Council



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NOTES

1. An applicant may appeal against:-
 - (a) the refusal to issue a certificate under Section 192 of the Act; or
 - (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority; by giving notice to the Planning Inspectorate, PO Box 326, Bristol BS99 7XF
2. The Applicant shall send to the Planning Inspectorate a copy of the following documents:
 - (i) the application;
 - (ii) all relevant plan, drawings, particulars and documents submitted with the application;
 - (iii) the notice of the decision or determination, if any;
 - (iv) all other relevant correspondence with any local planning authority.