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14 Greenwood Street
Altrincham
WA14 1RZ

Application no: HPK/2016/0403

Determined on: 23rd September 2016

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

13 Parkhurst Park Road Buxton Derbyshire SK17 6SG

Description of Development:

Demolition of existing single and two storey rear outbuilding and extension and erection of a three storey rear extension to create 5 no. additional flats together with alterations to elevations

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 0133(05)01, 0133(05)05 B, 0133(05)06 B, 0133(05)07 A, 0133(05)09 A, 0133(05)10, 0133(05)11 and perspective plans 13, 15, 17, 19, 21 & 23.
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.
3. No development shall commence until samples of the materials to be used in the construction of external walls and roofs of the building and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials.
Reason:- To ensure that the external appearance of the development is appropriate





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to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. No works shall commence at the site until details of the repointing to be undertaken, including mortar mix, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason: - To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

5. The development shall be carried out in accordance with the window and door details hereby approved, unless otherwise first approved in writing by the Local Planning Authority.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

7. No window or door frame shall be recessed less than 100mm from the external face into which it is set, unless otherwise approved in writing by the Local Planning Authority.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority technical details of the proposed drives and parking areas, to include their dimensions and levels (including existing ground levels), when they are to be constructed in relation to other development operations and details of supervision of the works. The design and construction of vehicular drives and parking areas within the crown spread any trees to be retained on site and must be in line with appropriate guidelines (BS5837: 'Trees in Relation to Construction' 2012). They must be constructed using three dimensional 'no dig' techniques and incorporating permeable surfaces to avoid damage to trees.

Reason:- To ensure the continued well being of the trees in the interests of the amenity and environmental quality of the locality in accordance with Policy EQ9 of the High Peak Saved Local Plan and the NPPF.

9. No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction -



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Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works.
- c) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order.
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details.
- f) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
- g) Details of any vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction must in accordance with the recommendations of BS5837:2012. Include details of existing ground levels, proposed levels and depth of excavation.
- h) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

Reason:- To protect the health and amenity of the trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.

10. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:- To protect the health and amenity of the trees in accordance with Policies



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EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.

11. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;
- (i) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- (j) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- (k) retained historic landscape features and proposed restoration, where relevant.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

13. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for the storage of plant and materials, site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and shall be maintained throughout the contract period in accordance with the approved designs free from





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any impediment to its designated use.

Reason:- To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan.

14. The development, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking of residents/ visitors. Thereafter the parking shall be maintained throughout the life of the development free from any impediment to its designated use.

Reason:- To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan and the NPPF.

15. The development hereby approved shall not be occupied until the exit/pedestrian visibility has been improved for a distance of 2m either side of the each access by a reduction in the hedge to 0.6m, or hedge relocation to behind the sightlines. The area in advance shall be maintained thereafter free from obstructions (other than 0.6m in the case of the hedge) measures relative to the nearside carriageway channel level.

Reason:- In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan and the NPPF.

16. There shall be no gates of other barriers within 5m of the highway boundary.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan Policies and the NPPF.

17. Prior to the first occupation of the development hereby approved, details of the proposed cycle enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle storage shall be implemented in full prior to the first occupation the development hereby approved.

Reason:- In the interests of sustainability and in accordance with Policy CF6 of the High Peak Saved Local Plan and the NPPF.

18. Prior to the first occupation of the development hereby approved, details of the proposed refuse enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse enclosure shall be implemented in full prior to the first occupation the development hereby approved.

Reason: - In the interests of sustainability and maintaining the appearance of the area and in accordance with Policies CF6 and EQ7 of the High Peak Local Plan and the NPPF.

19. Windows WG16, WG15, WF14, WF13 as shown on plan ref 0133(05)06 Rev B shall be glazed with obscured glass and shall be permanently maintained in that condition.

Reason: - In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policies S1 and EQ6 of the High Peak Local Plan and the NPPF.

Informative



1. It is considered that paragraphs 186 & 187 of the NPPF have been adhered to.

PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

High Peak Local Plan Adopted April 2016

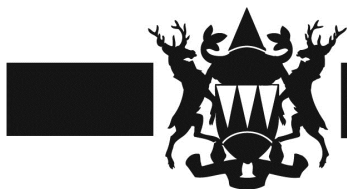
S1 - Sustainable development principles
S1a - Presumption in favour of sustainable development
S2 - Settlement hierarchy
S3 - Strategic housing development
S7 - Buxton sub-area strategy
EQ1 - Climate change
EQ6 - Design and place making
EQ7 - Built and historic environment
EQ9 - Trees, woodland and hedgerows
H1 - Location of housing development
H2 - Housing allocations
H3 - New housing development
CF6 - Accessibility by public transport

SPD - Buxton Design and Place Making Strategy
SPD - Residential Design Guide
SPD - Planning Obligations
Buxton Conservation Area Character Appraisal

National Planning Policy Framework

"" Ministerial foreword
"" Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
"" 1 Building a strong, competitive economy
"" 4 Promoting sustainable transport
"" 6 Delivering a wide choice of high quality homes
"" 7 Requiring good design
"" 10 Meeting the challenge of climate change, flooding and coastal change
"" 11 Conserving and enhancing the natural environment
"" 12 Conserving and enhancing the built environment

National Planning Practice Guidance



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X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. 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 at Derbyshire County Council.
3. 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.
4. 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.
5. 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.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must



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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.