

Mr Patrick Hand
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SK15 3NL



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Mr Hand
32 Hope Street
Glossop
Derbyshire
SK13 7SB

Application no: HPK/2016/0421

Determined on:

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:

32 Hope Street Glossop Derbyshire SK13 7SB

Description of Development:

Proposed detached garage and new vehicle access

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 revised plans: Proposed Site Plan Rev A, Proposed Garage Rev A, Existing and Proposed Section Rev A, received by the Council on 11/11/2016.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. Unless otherwise first approved in writing by the Local Planning Authority, the materials to be used in the construction of the external surfaces of the garage hereby permitted shall match in material, colour and texture those used in the existing dwelling; the





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boundary wall and retaining wall to be constructed at the access into the driveway shall be a dry-stone wall to match the existing; the surface of the driveway shall be tarmac.

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

4. The garage door shall be a roller shutter door and shall be retained as such at all times.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

5. The gradient of the access drive shall not at any point be steeper than 1 in 14 from its junction with the public highway.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. No gates or other barriers shall be installed at any time in front of the garage along the length of the driveway and access.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

7. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garage hereby approved shall be retained for the garaging of private motor vehicles associated with the residential property 32 Hope Street, and for no other purpose unless otherwise approved in writing by the Local Planning Authority.

Reason:- To ensure that adequate provision is made for parking within the site in the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

8. The ACO drainage system shown on the approved Proposed Site Plan Rev A shall be installed prior to the approved garage being brought into use. The drainage system shall be retained at all times thereafter and maintained to ensure it is fit for purpose.

Reason:- In the interests of highway safety, to prevent flooding and in accordance with Policies CF6 and EQ11 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

9. Prior to commencement of development, space shall be provided within the site for the storage of plant and materials, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented and the designated space retained for use throughout the period of construction.



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Reason:- To ensure that adequate provision is made for parking within the site in the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Informatives

1. Revised plans have been submitted which secure a sustainable form of development. Paras 186 & 187 of the NPPF have been adhered to.

2. Pursuant to section 184 of the Highways Act 1990 and section 86(4) of the New Roads and Streetworks Act 1991, prior notification shall be given to the Department of Economy Transport and Community at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available by email from ETENetmanadmin@derbyshire.gov.uk, or telephone 01629 533190 or via the Council's website [http://www.derbyshire.gov.uk/transport roads/roads traffic/development control/vehicular access/default.asp](http://www.derbyshire.gov.uk/transport%20roads/roads%20traffic/development%20control/vehicular%20access/default.asp)

Policies & Material Considerations

High Peak Local Plan April 2016

S1 - Sustainable Development Principles
S1a - Presumption in Favour of Sustainable Development
S2 - Settlement Hierarchy
S5 - Glossopdale Sub-area Strategy
EQ6 - Design and Place Making
EQ11 - Flood Risk Management
CF6 - Accessibility and transport

SPD - Residential Design Guide

Approved application HPK/2015/0356

National Planning Policy Framework

- * Ministerial foreword
- * Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development
- * 4 Promoting sustainable transport
- * 7 Requiring good design
- * 10 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance





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X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council

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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.