

Mr Rankin
2 Garden Head Cottages
Whitehough
Derbyshire
SK23 6EJ



High Peak Borough Council

working for our community

Mr Alan Dearden
A.P. Design
4 Kinder View
New Mills
High Peak
SK22 4DB

Mr Rankin
2 Garden Head Cottages
Whitehough
Derbyshire
SK23 6EJ

Application no: HPK/2017/0359

Determined on: 21/08/2017

Town and Country Planning Act 1990
Planning and Compensation Act 1991
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PLANNING PERMISSION

Location of Development:

Garden Head Cottages 2 Unnamed Road From Tramway Track To Whitehough Head Lane
Whitehough Derbyshire SK23 6EJ

Description of Development:

New off road parking space

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: Location Plan, Site Plan, Proposed Plans for the reason(s) specified below:-

1. The proposed vehicular access, parking area and alterations to the stone boundary wall would interrupt the uniformity and harm the appearance of the boundary wall along this section of highway to the front of the host dwelling which would in turn, detract from the character and appearance of the Chinley and Whitehough Conservation Area to which this site forms a part. Approval of the development would therefore be contrary to High Peak Local Plan policies EQ6 and EQ7 and paragraphs 17, 58 59, 60, 61, 64, 131 and 134 of the National Planning Policy Framework 2012.
2. The proposed parking area would be detrimental to the safe and efficient operation of the highway as a result of its siting, design and lack of adequate visibility at the point of access to the highway. The proposal is therefore considered to be contrary to the requirements of Local Plan policy CF6 and section 4 of the NPPF in this regard.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.





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X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council



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NOTES

1. 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.
2. 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 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 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.
3. 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.

