

Mr & Mrs Fairbrother
3 Fernhill Close
Glossop
SK13 7BE



High Peak Borough Council

working for our community

Mr Rob Steward
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Stockport
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Mr & Mrs Fairbrother
3 Fernhill Close
Glossop
SK13 7BE

Application no: HPK/2017/0320

Determined on: 06/10/2017

**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:

3 Fernhill Close Glossop Derbyshire SK13 7BE

Description of Development:

Proposed replacement of existing conservatory with two-storey side/rear extension.

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: PL.1; PL.1A; PL.2; PL.3; PL.4; PL.5A and PL.6A for the reason(s) specified below:-

1. The proposed development, by virtue of the proposed use of cedar board cladding on the external walls, would significantly harm the character and appearance of the existing dwelling and wider street scene and fail to reinforce local distinctiveness. The extension is therefore contrary to policies S1, S1a and EQ6 of the adopted High Peak Local Plan 2016, adopted Residential Guide SPD 2005 and paragraphs 17, 56, 58, 60 and 64 of the the NPPF.

Informatives

1. This application has been assessed against all relevant local development plan policies and other material considerations including the NPPF. The Council has taken proactive steps to offer solutions to the applicant in line with paragraph 187 of the NPPF, however the applicant has been unable to address all of the concerns raised by the local authority in respect of the use of materials, and as such the application has been refused.

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X *J. Colley*

Signed by: Jane Colley

On behalf of High Peak Borough Council





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.