

Mr Wilde
Willow Cottage Chapel Milton
Chapel-en-le-Frith
Derbyshire
SK23 0QQ



High Peak Borough Council

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Application no: HPK/2017/0127

Determined on: 15/12/2017

**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:

Willow Cottage Hayfield Road Chapel Milton Chapel-En-Le-Frith Derbyshire SK23 0QQ

Description of Development:

Proposed single storey rear extension to provide one additional room and bathroom with external access

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: Existing Elevations 812.003

Existing Floor Plans 812.002

Proposed Elevations 816.005

Proposed Floor Plans 816.004

Site Plan

Location Plan for the reason(s) specified below:-

1. The proposed extension would extend beyond the residential curtilage of the application site, encroaching within an agricultural field. The Government attaches great importance to Green Belts. It is stated at paragraph 79 of the NPPF that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Paragraph 80 of the NPPF outlines the five purposes the Green Belt serves, which includes 'assisting in safeguarding the countryside from encroachment'. No very special circumstances have been presented and it is concluded that the siting of the proposed extension would amount to inappropriate development, contrary to Local Plan policies EQ3 and EQ4 and Chapter 9 of the National Planning Policy Framework.

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2. The proposed extension by virtue of siting and scale would disrupt the simple vernacular of the existing rear elevation, which with the exception of the leaded windows, has retained the traditional appearance of a stone built rural building. The proposal would domestic what is currently a functional, uncomplicated elevation. Furthermore the development would result in the loss of key architectural features such as vent slots. This application fails to adequately respect and enhance the character and appearance of the host building, wider rural landscape and conservation area. It is for this reason that this application is considered contrary to Local Plan policies EQ3, EQ6 and EQ7 and Sections 7 and 12 of the National Planning Policy Framework.

Informatives

1. In accordance with paragraph 187 of the National Planning Policy Framework, the local planning authority has discussed its conclusions with the applicant. As the suggested amendments would not meet the customers needs, it was requested that a formal decision be issued. This application is not considered to accord with the objectives of the National Planning Policy Framework.

X 

Signed by: Jane Colley

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.

