

Mr & Mrs Hewitt  
2 Smithy Bar Woodhead Road  
Glossop  
Derbyshire  
SK13 7RH





**High Peak Borough Council**

*working for our community*

Mr Gavin Reid  
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M28 2NS

Mr & Mrs Hewitt  
2 Smithy Bar Woodhead Road  
Glossop  
Derbyshire  
SK13 7RH

Application no: HPK/2018/0085

Determined on: 4<sup>th</sup> May 2018

**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:**

2 Smithy Bar Woodhead Road Glossop Derbyshire SK13 7RH

### **Description of Development:**

Two storey extension to the side and rear of the existing dwelling to provide a kitchen, family room and upper floor Orangery, including the formation of a raised terrace and associated external works.

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

Existing Ground Floor Plan

Existing Block and Roof Plan

Existing Elevations

Existing First Floor Plan

Proposed Site Layout and Roof Plan

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Elevations 01

Proposed Elevations 02

Detailed Ground Floor Plan

Detailed First Floor Plan

for the reason(s) specified below:-

The proposed extension by virtue of its form, and materials fails to harmonise with the parent building or respect the dominance of the original building and be subordinate to it in terms of

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it's size and massing. The proposal therefore fails to comply with Policies EQ6 of the adopted High Peak Local Plan 2016, the High Peak Design Guide and advice contained within the NPPF in respect of design.

### **Informatives**

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not considered that amendments could be sought which would overcome the environmental harm identified above.

X 

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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.

