



High Peak Borough Council

working for our community

Mr Gary Walker
18 Brightsmith Way
Swinton
Manchester
M27 9GE

Miss Carrington
32 West Drive
Tintwistle
SK13 1LX

Application no: HPK/2021/0063

Determined on: 15/04/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

32 West Drive Tintwistle Derbyshire SK13 1LX

Description of Development:

Proposed two storey side & rear extension and single storey 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: 001A, 002A, 003A and 004A for the reason(s) specified below:-

1. The proposed two-storey side and rear extension would result in unacceptable harm to the amenity of the adjacent residence at no.34 West Drive, arising from the overbearing impact and visual intrusion which would result to it's rear garden. The proposed development would therefore be contrary to policy EQ6 of the High Peak Local Plan 2016, the adopted Residential Design Guide 2005 and paragraph 127 of the National Planning Policy Framework.
2. The proposed single storey rear extension by reason of its siting, depth and height would cause a loss of light and have an overbearing impact on the rear windows of the adjoining neighbouring property. Accordingly, the development would adversely affect the residential amenities of the neighbour contrary to policy EQ6 of the High Peak Local Plan 2016, the adopted Residential Design Guide 2005 and paragraph 127 of the National Planning Policy Framework. .

Informatives

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





High Peak Borough Council

working for our community

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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. The applicant was advised that amended plans would be necessary to overcome the above concerns but declined to submit any.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



High Peak Borough Council

working for our community

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.
1. 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.
2. If this is a decision to refuse planning permission for a minor commercial 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.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
6. 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





High Peak Borough Council

working for our community

Part VI of the Town and Country Planning Act 1990.

