



High Peak Borough Council

working for our community

Mr Dan Worden
Dan Worden Architecture
Bar House Haslingden Old Road
Oswoldtwistle
BB5 3RG

Mr Vicker
20 Rainbows End Bute Street
Glossop
Derbyshire
SK13 7PZ

Application no: NMA/2022/0020

Determined on: 09/12/2022

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

20 Rainbows End Bute Street Glossop Derbyshire SK13 7PZ

Description of Proposal:

Relocation of windows and additional glazed external door to utility space, also incorporates updates from initial construction works commenced by the previous owner to HPK/2016/0426

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 10/11/2022 and plans accompanying the application numbered BSG-DWA-XX-XX-DR-A-PL-03A, BSG-DWA-XX-XX-DR-A-PL-06A, BSG-DWA-XX-XX-DR-A-PL-07A, BSG-DWA-XX-XX-DR-A-PL-02C and BSG-DWA-XX-XX-DR-A-PL-05A for the following reasons:

- The six proposed dormer windows are considerably more substantial additions than the six narrow roof lights approved under HPK/2016/0426. The increased amount of bulk added to the roof as a result of the proposed dormer windows and the substantial amount of alteration to the positioning of the fenestration are considered by the Council as material alterations which would require planning permission.

Informative

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. A solution cannot be provided which overcomes the material change. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.





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X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

