

APPENDIX A DECISION NOTICE (HPK/2021/0058)

Local Authority Ref: **HPK/2021/0058**

Appeal by Mr & Mrs K. Povah

Appeal against the refusal of planning permission for:

Certificate of Lawful Development for the proposed removal of existing outbuilding, erection of new outbuilding comprising Motorbike Store, Garden Store, Workshop. Creation of additional hardstanding in the form of permeable gravel which will serve as access to the new outbuilding.

At: Thorncroft, Lower Hague, New Mills, Derbyshire, SK22 3AP

Town & Country Planning Act 1990 (as amended)

Planning and Compulsory Purchase Act 2004



High Peak Borough Council

working for our community

Mr Jack Dickenson
Crowley Associated Ltd
24a St Andrews Road
S11 9AL



High Peak Borough Council

working for our community

Mr Jack Dickenson
Crowley Associated Ltd
24a St Andrews Road
S11 9AL

Mr & Mrs Povah
c/o agent

Application no: HPK/2021/0058

Determined on: 13th August 2021

Town and Country Planning Act 1990 Section 192
(As amended by Section 10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

High Peak Borough Council hereby refuses to certify that on 10/02/2021; the development specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is unlawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed outbuilding and hard standing would be outside the boundary of the curtilage of the dwellinghouse at Thorncroft and would therefore not comprise permitted development under Schedule 2, Part 1, Classes E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

FIRST SCHEDULE

Certificate of Lawful Development for the proposed removal of existing outbuilding, erection of new outbuilding comprising Motorbike Store, Garden Store, Workshop. Creation of additional hardstanding in the form of permeable gravel which will serve as access to the new outbuilding.

SECOND SCHEDULE

Thorncroft Lower Hague New Mills Derbyshire SK22 3AP

X *B.J. Haywood*

Signed by: Ben Haywood

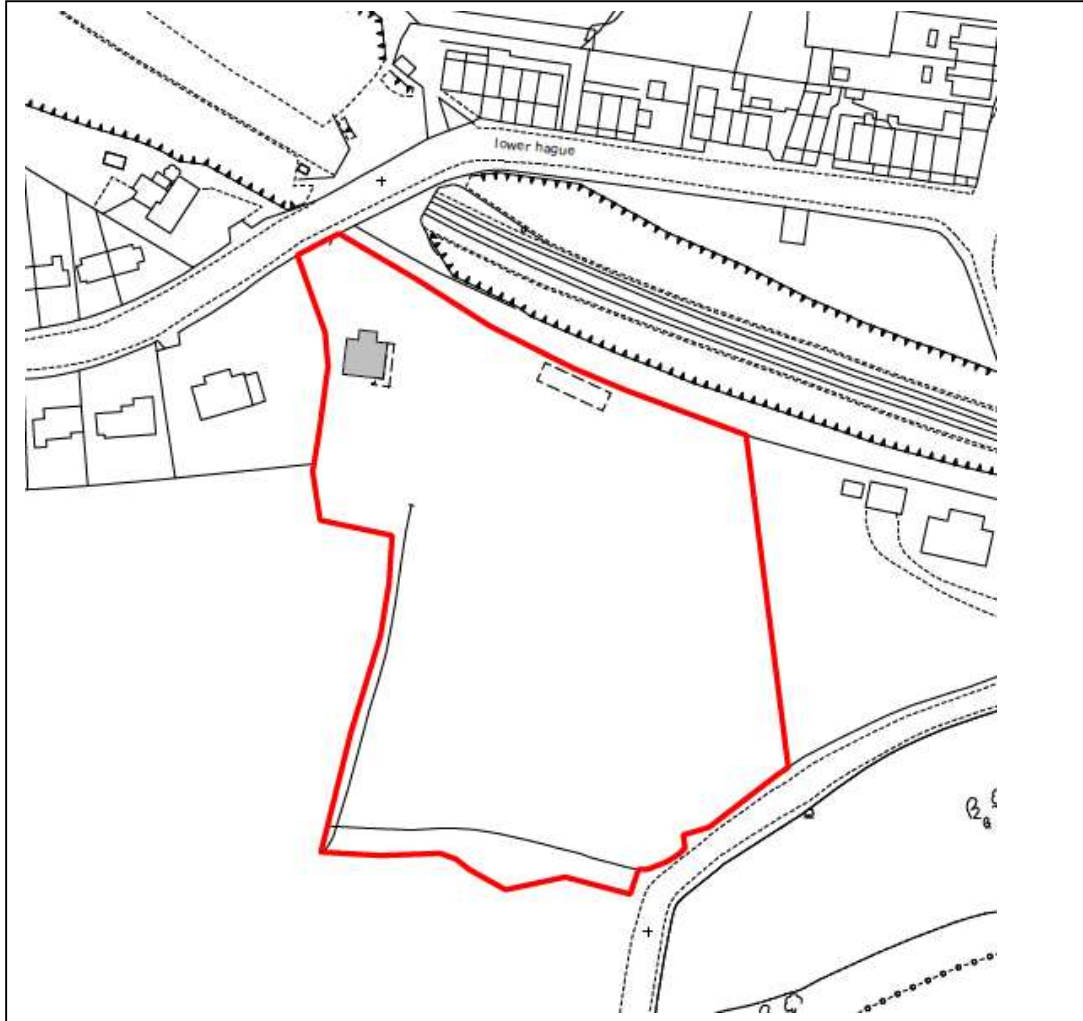
On behalf of High Peak Borough Council





High Peak Borough Council

working for our community



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

NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

- (a) the refusal to issue a certificate under Section 192 of the Act; or
- (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

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>

1. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

- a copy of your original application
- a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
- a map of the site
- copies of all plans, drawings and documents you sent to the local planning authority
- copies of any letters or emails from the local planning authority
- any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings