

High Peak Borough Council - Planning
Development Services
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

12 December 2022
EP ref: 17-453

Dear Sir or Madam

Re: Planning Portal Reference PP-11521398
Variation of Condition 1 of application ref. HPK/2020/20111 - Bankwood Mill, Glossop, SK13 5ER

This section 73 Application (Planning Portal Ref: PP-11521398 is to vary condition 1 of application reference HPK/2020/0111. Condition 1 relates to the approved plans, and states:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

PL03/20/040 1 of 5

PL03/20/040 2 of 5

PL03/20/040 3 of 5

PL03/20/040 4 of 5

PL03/20/040 5 of 5 Rev A

PL03/20/040A 1 of 1”

This application proposes minor amendments to the approved scheme, albeit there are a number of approvals in relation to this site which are also relevant. The changes proposed in this application (in comparison to the 2020 scheme) comprise:

- Proposed new projection to the rear of the proposed dwelling.
- Alterations to windows and doors of the proposed dwelling.
- Removal of chimneys on the proposed dwelling.
- Creation of first floor in proposed outbuilding and fenestration alterations. The principle of providing office space within the roof space of the garage has been accepted on the adjacent development of the former chicken sheds (LPA ref: HPK/2021/0313) and the impact on the Green Belt would be negligible in the context of the overall development.

A comparison of the internal floor areas of the buildings within the previously approved schemes and the proposed revisions are set out on the enclosed plans, and summarised below:

- HPK/2018/0316 = 610m²
- HPK/2020/0111 = 571m²
- This application = 595m²

The proposed scheme therefore results in a circa 2.5% reduction in total floorspace compared with HPK/2018/0316, and a circa 4% increase in total floorspace compared with HPK/2020/0111. Furthermore, it can be noted that 54m² of floorspace proposed under this application would be achieved within the roof space of the outbuilding accommodating the store/gym and double garage. This additional floorspace would be achieved by raising the height of the outbuilding by just 0.97m to the eaves and 1.04m to the ridge in comparison to HPK/2020/0111, which is an efficient way to increase floorspace without significantly impacting upon the overall amount of built development. Therefore, the changes in comparison to the earlier schemes are negligible, and they do not materially alter the proposed development's overall impact on the openness of the Green Belt.

The design of the dwelling and the outbuildings would remain appropriate to the site, and the development would make a positive contribution to the character and appearance of the area.

The application fee of £234.00 will be paid via BACS. We look forward to receiving confirmation of receipt and validation of this application. Should there be any queries please do not hesitate to contact us on the details provided.

Yours sincerely
Emery Planning

Aaron Marrs

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