



High Peak Borough Council

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Mr Jeremy Poulter
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Mr Carroll
Forge Cottage 10 Outram Way
Chinley
SK23 6EQ

Application no: HPK/2022/0430

Determined on: 29th December 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

10 Forge Corner Outram Way Chinley Derbyshire SK23 6EQ

Description of Development:

Conversion and extension of existing single storey garage. Construction of a new two storey 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: 283_001 rev 0 Location Plan

283_005 rev A Existing Site Plan
283_010 rev A Existing Floor Plans
283_015 rev A Existing Elevations
283_205 rev D Proposed Site Plan
283_210 rev H Proposed Floor Plans
283_215 rev F Proposed Elevations
for the reason(s) specified below:-

1. The proposed two storey side extension and garage extension are considered to be excessively large in scale and massing. Such a large scale extension is disproportionate to the original dwelling and not in keeping with the existing property, or the character of the area, and will harm views from the adjacent bridle way. This does not comply with Policy EQ6 of the High Peak Local Plan 2016, the High Peak Design Guide or the NPPF.
2. It is proposed to convert the existing garage into living accommodation leaving only 2 off-street parking space available. As the dwelling as proposed consists of 5 bedrooms the





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proposed parking provisions fall short of the required standards set in Policy CF 6 and accompanying Appendix 1 of the High Peak Local Plan which states that any properties of 4 or more bedrooms require a minimum of 3 off street parking spaces to be available in the interests of highway safety.

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





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



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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.

