



High Peak Borough Council

working for our community

Mr Alan Sorah
Planman3D
27 Spring Rise
Glossop
Derbyshire
SK13 6US

Mr & Mrs Shaw
15 Hall Meadow Road
Glossop
Derbyshire
SK13 7RE

Application no: NMA/2023/0001

Determined on: 16/02/2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

15 Hall Meadow Road Glossop Derbyshire SK13 7RE

Description of Proposal:

Non material amendment relating to HPK/2021/0657

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 23/01/2023 and plans accompanying the application numbered , for the following reasons:

1. The proposed amendments to the fenestration design of the approved end gable would result in a change to the character and appearance of the development and the introduction potentially additional overlooking. The proposed amendment therefore amounts to a material change to the approved plans and requires assessment through the submission of a planning application. The proposed amendments cannot therefore be agreed as a Non-Material Amendment and will require planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 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. Despite discussions, a solution has not been 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 *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

