



High Peak Borough Council

working for our community

Mr Gary Walker
18 Brightsmith Way
Swinton
Manchester
M27 9GE

Mr Napolitano
82 Sunnyfields Sheffield Road
Glossop
Derbyshire
SK13 8QP

Application no: HPK/2022/0534

Determined on: 02/03/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

82 Sunnyfields Sheffield Road Glossop Derbyshire SK13 8QP

Description of Development:

Proposed single storey rear and front extension. Roof alterations and rear / front dormer extensions

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: 001 Rev B, 003 Rev C, 004 Rev D and 005 Rev C for the reason(s) specified below:-

1. The proposed extensions and alterations would transform the appearance of the existing bungalow such that it would appear entirely out of keeping and be visually harmful to the character of the host dwelling and the established character of the street scene. The development would also overwhelm the existing dwelling as the additions fail to remain subservient to the existing dwelling. As such the proposal is considered to be in direct conflict with the aims and objectives of Policy EQ6 of the High Peak Local Plan and advice within the adopted Residential Design Guide 2005 SPD, the design principles with the High Peak Design Guide 2018 along with the advice on securing high quality design set out within the National Planning Policy Framework.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the





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guidance in paragraph 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. In this case, the amended plans have not overcome the previous reason for refusal.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

NOTES

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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 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.

