



High Peak Borough Council

working for our community

Mr Jeremy Poulter
Profolk
Bank Chambers
Stockport
SK1 1AR

Mr Carroll
10 Forge Corner Outram Way
Chinley
Derbyshire
SK23 6EQ

Application no: HPK/2023/0026

Determined on: 21st March 2023

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

**APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

High Peak Borough Council hereby approves to certify that on 24/01/2023; the operations 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, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The proposed extension has been found to comply with all relevant parameters of Schedule 2, Part 1, Class A and Class C of the Town and Country Planning General Permitted Development Order 2015 (as amended) and as such does not require planning permission; amounting to lawful development.

FIRST SCHEDULE

Certificate of Lawfulness for proposed Construction of a single storey rear extension.

SECOND SCHEDULE

10 Forge Corner Outram Way Chinley Derbyshire SK23 6EQ

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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High Peak Borough Council hereby **REFUSES** to certify that on 24/01/2023; the operation specified in the Third Schedule taking place on the land specified in the Fourth Schedule and edged red on the plan attached to this certificate, are lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed garage conversion would breach condition no. 8 of HPK/2013/0577. This condition required the originally approved parking provisions to be maintained for the duration of the life of the development. As such any conversion of the garage would require planning consent from the local planning authority.
2. The proposed side extension would breach Paragraph A.1 (e) (ii), Class A Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the side extension will face a footpath, which is considered to be a highway under its definition. As such any side extension will require planning consent from the local planning authority.

THIRD SCHEDULE

Proposed side extension and garage conversion.

FOURTH SCHEDULE

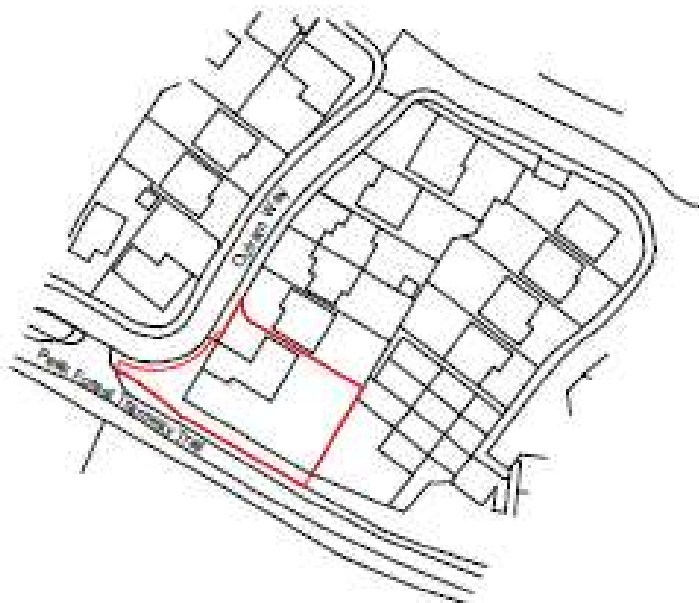
10 Forge Corner Outram Way Chinley Derbyshire SK23 6EQ





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Location Plan

1 : 1250



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