



High Peak Borough Council

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Mr Steven Redfern-Blair
Redfern Architectural Services Ltd
27 Canal Cottage
Manor View
Woodley
Stockport
SK6 1RS

Mr Russ Kenyon
19 Wisteria Way
Glossop
Derbyshire
SK13 7ER

Application no: HPK/2023/0121

Determined on: 24/05/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

19, Wisteria Way, Glossop, Derbyshire, SK13 7ER

Description of Development:

Proposed single storey rear extension and two storey side extension with associated internal alterations

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 refs: 23-353-02

for the reason(s) specified below:-

1. The proposed two storey side extension would result in a form of development which would fill the undeveloped gap between the dwelling and landscaped boundary to the south resulting in an overdevelopment of the plot and undermining the design of the estate. The proposed two storey side extension, by virtue of its height and resultant width of the dwelling would also fail to be subservient to the host dwelling and would imbalance the uniformed design and pattern of dwellings in this grouping. The proposals would therefore cause harm to the character and appearance of the host dwelling and wider area. The development proposals would therefore be contrary to Policies S1, S5, and EQ6 of the High Peak Local Plan 2016, the High Peak Residential Design SPD (2005), High Peak Design Guide 2018 and relevant paragraphs under Chapter 12 of the NPPF.





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2. The proposed two storey side extension would bring built form closer to No.3 Heath Road resulting in an overbearing form of development on the private amenity space of that property, and a loss of outlook from the property. The relationship would be exacerbated by the significant change in land levels between the two dwellings. The proposed development would have an adverse effect on the amenity enjoyed by occupants of No.3 Heath Road. Therefore, the development would be contrary to EQ6 of the High Peak Local Plan 2016, the High Peak Residential Design SPD (2005), and relevant paragraphs under Chapter 12 of the NPPF.

Informative(s)

1. The Local Planning Authority (LPA), in reaching this decision, has followed the 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 instance amendments to the scheme to overcome the concerns would not be minor and as such have not been suggested.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





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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 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





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Part VI of the Town and Country Planning Act 1990.

