



High Peak Borough Council

working for our community

Mr Joyce
2 Turnlee Drive
Glossop
United Kingdom
SK13 6XA
Application no: HPK/2023/0217

Determined on: 08/08/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

2 Turnlee Drive Glossop Derbyshire SK13 6XA

Description of Development:

Two storey extension to side and single storey extension to rear.

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with the following plans received on 23/07/2023: Location Plan (1); Proposed Site Plan (2); Proposed Plans and Front Elevations (4); Proposed Side and Rear Elevations (5); for the reason(s) specified below:-

1. The proposed two storey side extension, by virtue of its excessive width comparable to the main dwellinghouse would unbalance and form a disproportionate addition to the host dwelling. The site is located on a prominent and sensitive corner plot, and the extension would fail to respect the dominance of the main house with regards to its scale and massing, and thereby adversely harm to the character and appearance of the dwelling and wider street scene, contrary to Local Plan Policies S1 and EQ6, the Residential Design Guide SPD (2005), the Design Guide SPD (2018), and relevant paragraphs under Chapter 12 of the NPPF.

Informative

1. The LPA have sought, throughout the consultation process, to engage with the applicant and provide solutions that would overcome the identified planning issues relating to design, character and appearance. Regrettably the applicant has declined to provide revised plans that align with the amendments required, and as such the application has been refused within the agreed determination date.





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X *J. Colley*

Signed by: Jane Colley Signature

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 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



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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.

