



High Peak Borough Council
working for our community

Mr Andrew Duncan
9 Stoneridge,
Park Road,
Buxton,
Derbyshire,
SK17 6SG

Application no: HPK/2023/0263

Determined on: 21/08/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

9 Stoneridge, Park Road, Buxton, Derbyshire, SK17 6SG

Description of Development:

Proposed Demolition and rebuild of garage on existing footprint with an extra 1m garage headroom.

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:

Location Plan 1:1250 @ A4 dated 28-Jun-2023

Site plan 1:500@ A4 dated 3 July 2023

Proposed Roof Plan

Proposed Side Elevations

for the reason(s) specified below: -

1. The proposed replacement garage, by virtue of its scale, height and design would fail sustain and enhance the conservation area. Although the proposed development would cause less than substantial harm to the heritage asset, this would not be outweighed by any public benefits of the development. As such, the proposed garage would conflict with the provisions of policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016, the





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Design Guide SPD 2018, and the National Planning Policy Framework.

2. The inclusion of the rear door and window would lead to the perception of overlooking to the neighbour's rear amenity space. As such the proposed development would lead to an un-neighbourly form of development, contrary to Policy EQ6 of the High Peak Local Plan, the adopted Residential Design Guide 2005 and the National Planning Policy Framework.

Informatives

1. The local planning authority considers that the proposed development is unacceptable in design and amenity terms. Moreover, the quality of the plans and submission is poor. It has therefore not been possible to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area in line with the NPPF.

X 

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



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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.

