High Peak Borough Council

working for our community

Daniel Duke
Duke Design Services
N/A
Manchester
United Kingdom

Mr Whisker
21 John Dalton Street
Glossop
Derbyshire
SK13 1PU
Application no: HPK/2023/0171

Determined on: 25/08/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
21 John Dalton Street Hadfield Glossop Derbyshire SK13 1PU

Description of Development:
Loft conversion with 2No. dormers front & back

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: 23(05)01; 23(05)20; 23(05)210; 23(05)211; 23(05)212; 23(05)220; 23(05)221; 23(05)222, for the following reason(s):

1. The introduction of front and rear dormers, by virtue of their siting, size, flat roof design and choice of materials would result in an unsympathetic and incongruous addition to this row of attractive terraced properties. The dormers would be highly prominent when viewed from the street scene, including John Dalton Street and Etherrow Way, and would cause harm to the character and appearance of the host dwelling and wider street scene. Accordingly, to the development fails to comply with Local Plan Policies S1 and EQ6, the Residential Design Guide SPD (2005), Design Guide SPD (2018), and relevant paragraphs within Chapter 12 of the National Planning Policy Framework.

Informative

1. The Local Planning Authority have sought to work proactively and positively with the applicant to address identified outstanding planning issues to achieve an acceptable solution and a sustainable form of development. In this instance, the applicant has declined to amend the scheme.

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262

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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 Part VI of the Town and Country Planning Act 1990.

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