High Peak Borough Council
working for our community

Mr Richard Grundy
R.A. Grundy Architectural Services Limited
30 Park Road
Hadfield
Glossop
SK13 2AH

Mr Steve Draper
69 Manor Park Road
Glossop
Derbyshire
SK13 7SH

Application no: HPK/2023/0203

Determined on: 12/09/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
69, Manor Park Road, Glossop, Derbyshire, SK13 7SH

Description of Development:
New Draught Lobby and Garden Wall to front elevation

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: 2319.01 Existing Part Ground Gloor and Site Plan; 2319.02 Existing Elevations; 2319P.11 Rev A Proposed Part Ground Gloor and Site Plan; 2319.12 Rev A Proposed Elevations; 2319.13 Rev A Proposed Elevations; Existing Site Plan; Proposed Site Plan; and, Existing Site Location Plan for the reason(s) specified below:-

1. The proposed development, by reason of its siting and design, would result in a form of development which would fail to preserve or enhance the setting of adjacent listed buildings and the Old Glossop Conservation Area. The existing dwarf wall, and visual relationship contributes positively towards the setting of the adjacent listed buildings, its removal in lieu of the proposed porch would visually detract from this relationship negatively affecting views. Furthermore, the porch would disrupt the visual uniformity of the semi-detached pairing and street which is to the detriment of the character and appearance of the area. The proposal would cause less than substantial harm to the significance of designated heritage assets and in the absence of public benefits to outweigh that harm would therefore be contrary to

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Policies S1, S1A, S5, EQ6 and EQ7 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 and 16 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 Conservation concerns were raised with the applicant, however additional information received has not addressed those concerns. There is a fundamental objection to the proposed development and as such amendments to the scheme have not been suggested.

X B.J. Haywood

Signed by: Ben Haywood

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

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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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