



High Peak Borough Council
working for our community

Mr Theo Bishop
62 Crowstones
Buxton
Derbyshire

Ms Joanna Sherborne
74, Corbar Road
Buxton
Derbyshire
SK17 6RJ

Application no: NMA/2023/0022

Determined on: 19th October 2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT REFUSAL

Location of Development:

74, Corbar Road, Buxton, Derbyshire, SK17 6RJ

Description of Proposal:

Non material amendment relating to HPK/2023/0031

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 08/09/23 and plans 104_PL_01 Rev E – Site Location; 104_PL_02 Rev E – Existing and Proposed Block Layout Plan; 104_PL_03 Rev E – Existing and Proposed Ground Floor Plan; 104_PL_04 Rev E – Existing and Proposed First Floor Plan; 104_PL_05 Rev E – Existing and Proposed Second Floor Plan; 104_PL_06 Rev E – Proposed and Existing Roof Plan; 104_EL_01 Rev E – Existing and Proposed South East Elevation; 104_EL_02 Rev E – Existing and Proposed North East Elevation; 104_EL_03 Rev E – Existing and Proposed South West Elevation; 104_EL_04 Rev D – Existing and Proposed Elevations from Corbar Road; and, 104_SE_01 Rev E – Existing and Proposed Cross Section accompanying the application, for the following reasons:

1. The proposed amendments result in an increase in footprint which results in a change in relationship with No.72. Furthermore, the scheme includes an increase in openings facing towards that property. The occupants of No.72 made observations on the approved scheme and are deprived the opportunity to comment as a non-material amendment application. The change in relationship will require more detailed assessment, while public consultation would also be necessary. The proposed amendment cannot therefore be agreed as a Non-Material Amendment and will require planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in





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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. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

