High Peak Borough Council

working for our community

Mr Armin Shahcheraghimotlagh
WCT Studio Ltd
Flat 5, 29 Bramcote Avenue
Manchester,
M23 1FX

Mrs Shirley Andrew
68, Jodrell Road,
Whaley Bridge,
Derbyshire,
SK23 7AR

Application no: HPK/2023/0391

Determined on: 14th November 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
68, Jodrell Road, Whaley Bridge, Derbyshire, SK23 7AR

Description of Development:
Demolition of Garage/ storage room. Construction of double storey side extension and dormers/ single storey rear extension and associated internal alterations.

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

JRW-OD-0020 Site Plan (Existing)

JRW-OD-0021 Floor Plans (Existing)

JRW-OD-0022 Elevations (Existing)

JRW-OD-0023 Site Plan (Proposed)

JRW-OD-0024 Floor Plans (Proposed)

JRW-OD-0025 Elevations (Proposed)

JRW-OD-0026 3D Visuals (Proposed)

for the reason(s) specified below:-

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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1. The proposal does not represent good design and would erase the original dwelling's scale, form and relationship with the character and appearance of the locality. The proposed alterations to the dwelling would dominate and consume the size and scale of the original dwelling. The proposed balcony at first floor to the front elevation would result in an incongruous and unsympathetic development, that is out of keeping with the existing dwelling and would lead to significant harm to the visual character and appearance of the street scene, contrary to Policies S1 and EQ6 of the High Peak Local Plan 2016, the adopted Design Guide 2018, Residential Design Guide 2005 and relevant paragraphs under Chapter 12 of the NPPF.

2. Insufficient information relating to the location of the proposed new vehicular access and parking spaces has been provided to ensure safe access and egress away from the junction and adequate off-street parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway safe access away from the junction. Contrary to Policies CF6 and EQ6 of the High Peak Local Plan 2016, and relevant paragraphs of the NPPF

Informatives

1. The local planning authority considers that the proposed development is unacceptable at this location. 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 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 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

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Part VI of the Town and Country Planning Act 1990.

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