



High Peak Borough Council
working for our community

Mr Simon Jones
SJ Design Ltd
Church Street
Hayfield
High Peak
SK22 2JE

Parsons & Stafford
67 Meadow Lane
Dove Holes
Derbyshire
SK17 8DB

Application no: HPK/2023/0536

Determined on: 12th February 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

67 Meadow Lane Dove Holes Derbyshire SK17 8DB

Description of Development:

Two Storey Side Extension, Sunk Patio, and Associated Engineering Operations

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: 200A Proposed Plans for the reason(s) specified below:-

1. Due to its prominence in an elevated location, highly visible from nearby public footpaths and public highways, the proposed two storey extension, by virtue of its scale, height and massing, would fail to be subordinate to the existing terraced property, and, as a consequence would adversely affect the character and appearance of the street scene and wider locality, contrary to Local Plan Policies S1 and EQ6, the Residential Design Guide SPD (2005), the Design Guide SPD (2018), and relevant paragraphs under Chapter 12 of the National Planning Policy Framework.

Informative

1. The LPA where possible have worked in a proactive and positive manner with the agent to address all outstanding planning issues, and achieve a positive outcome as required by the NPPF. However, in this case, there were fundamental issues relating to the constraints of the site, and the design of the proposed extension which ultimately could not be overcome, and has led to the application being refused for the above reason.





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X *B.J. Haywood*

Signed by: Ben Haywood

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.
2. 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.
3. 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.
4. 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.
5. 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>
6. 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.
7. 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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