



High Peak Borough Council

working for our community

Mr Marc Hourigan
Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG

Application no: HPK/2024/0055

Determined on: 26th April 2024

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

REFUSAL OF PLANNING IN PRINCIPLE PERMISSION

Location of Development:

LAND AT FORGE MANOR Forge Road Chinley Derbyshire

Description of Development:

APPLICATION FOR PERMISSION IN PRINCIPLE (PIP) FOR THE
CONSTRUCTION OF 1 DWELLING

In pursuance of their powers under the above mentioned Act High Peak Borough Council,
HEREBY REFUSE PERMISSION for the development described in the above application, in
accordance with plans ref: Location Plan for the reason(s) specified below:-

1. The development proposal for a single dwelling would result in the loss of a valued pocket of amenity land with mature tree cover, which plays a key role in securing a sense of place and well-being integral to securing high quality design as part of the wider residential estate / Forge Terrace and therefore positively contributes to the area's character and appearance. Accordingly, the proposal would be contrary to Policies SS1 and EQ6 of the Adopted High Peak Local Plan 2016, Residential Design Guide Supplementary Planning Document (SPD) 2005, High Peak Design Guide SPD 2018 and the National Planning Policy Framework (NPPF).



Informative(s)

The scheme would conflict with the development plan as a whole, and there are no other considerations worthy of sufficient weight, including the provisions of the National Planning Policy Framework (NPPF), which would outweigh this finding. It is therefore considered that the applicant is unable to overcome such principle concerns and thus no further amendments to the application have been requested.

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.
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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.

