



High Peak Borough Council

working for our community

Mrs Emma Hall
Plans & Design
18 Eccles Road
Chapel en le Frith
High Peak
SK23 9RG

Mr & Mrs Potter
55 Crossings Road
CHapel en le Frith
Derbyshire
SK23 9RZ

Application no: HPK/2024/0168

Determined on: 18th June 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

55 Crossings Road Chapel-En-Le-Frith Derbyshire SK23 9RZ

Description of Development:

Single Storey Rear Extensions to Provide Dependent Relative Accommodation

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: 55CR/PL2/01 Elevations; 55CR/BR2/02 Floor Plans for the reason(s) specified below:-

1. The proposed extensions and alterations, by virtue of their siting, excessive depth and conflicting roof form, fails to respect and harmonise with the existing dwellinghouse, to the detriment of the existing character and appearance of the house and the wider street scene, contrary to Local Plan Policies S1 and EQ6, the High Peak Residential Design Guide SPD (2005), the Design Guide SPD (2018), and relevant paragraphs under Chapter 12 of the NPPF.

Informative

1. The Local Planning Authority has attempted to work in a positive and proactive manner with the applicant to overcome identified concerns that were raised early on in the consultation process as required by the National Planning Policy Framework. However, in the absence of any further correspondence and/or revised plans being submitted for consideration, Officers have moved to finalize a recommendation on time within the statutory determination deadline.





High Peak Borough Council
working for our community

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council



High Peak Borough Council

working for our community

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





High Peak Borough Council

working for our community

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.

