



High Peak Borough Council

working for our community

Terence Vernon
Seal Design
38 Edale Avenue
Denton
M34 7NZ

Mr Ryan
37 Manor Park Road
Glossop
Derbyshire
SK13 7SQ

Application no: HNT/2024/0006

Determined on: 16/09/2024

**Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 1, Class A**

Householder Permitted Development Notification

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Application to determine if prior approval is required for a proposed single storey rear extension measuring 3.33m beyond the wall of the original dwelling, maximum height 3.50m and height to eaves 2.40m at 37 Manor Park Road Glossop

in accordance with the submitted application, details and accompanying plans (Dwg Ref 1428/25/202; 1428/25/201; SITE PLAN) for the following reason(s):

1. The extension fails to comply with the limitations and restrictions set out in Schedule 2, Part 1, Class A.1 (j) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the extension would be positioned beyond the side elevation of the original house. Therefore, planning permission is required for the extension to the dwelling.
2. Insufficient information has been submitted to accurately assess the proposed extension against Schedule 2, Part 1, Class A.1 (k) (iv) and Class A.3 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such it cannot be accurately determined if the extension will comply with the Order. Therefore, planning permission is required.





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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council



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Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice, using a form which you can obtain from <http://www.planningportal.gov.uk/planning/appeals> or by email from enquiries@pins.gsi.gov.uk or from the Planning Inspectorate through Customer Services on 0117 372 6372.

You must send one copy of the completed form to the Planning Inspectorate at the address on the form as well as a copy to planning@highpeak.gov.uk or by post to: High Peak Borough, PO Box 136, Town Hall, Buxton, SK17 1AQ.

