



High Peak Borough Council

working for our community

Mr Jack Cannon
20 St Johns Rd
Buxton
Derbyshire
SK17 6XQ

Mr & Mrs Austin
4 Haslin Road
Buxton
Derbyshire
SK17 9HU

Application no: HPK/2024/0327

Determined on: 15/10/2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

4 Haslin Road Harpur Hill Buxton Derbyshire SK17 9HU

Description of Development:

Demolition of rear store and erection of single storey rear extension

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: 100, 103A and 104A for the reason(s) specified below:-

1. The proposed extension, by virtue of its depth, height and proximity to No 2 Haslin Road would result in an unacceptable loss of light to the ground floor rear window of this neighbour. Moreover, the extension would be overbearing, creating a "tunnelling" effect to that property, to the detriment of their living conditions and reasonable enjoyment of their property. As such, the development would be contrary to Policies S1 and EQ6 of the High Peak Local Plan 2016, the High Peak Residential Design SPD (2005) and relevant paragraphs under Chapter 12 of the NPPF.
2. The extension, by virtue of its siting, depth and conflicting roof form fails to respect and harmonise with the existing dwellinghouse. The extension would harm the existing character and visual appearance of the dwellinghouse, 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.





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Informatives

The Local Planning Authority has where possible worked in a positive and proactive manner with the applicant to address and overcome all outstanding planning matters in order to achieve a sustainable form of development. However, despite the receipt of revised plans, the Council was unable to support the proposals on amenity and design terms. As such the application has been refused for the reasons set out above.

X *J. Colley*

Signed by: Jane Colley Signature

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.
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



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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.

