



High Peak Borough Council
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Amy Hubble
High Peak Architects Ltd
Wharf House
Wharf Road
Whaley Bridge
SK23 7AD

Ros Leonard
7 Jodrell Meadow
Whaley Bridge
Derbyshire
SK23 7AJ

Application no: NMA/2024/0010

Determined on: 31/12/24

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT REFUSAL

Location of Development:

7, Jodrell Meadow, Whaley Bridge, Derbyshire, SK23 7AJ

Description of Proposal:

Non material amendment relating to HPK/2023/0195

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 26/02/24 and plans 1870.PL04 – Proposed Plans, and 1870.PL05 – Proposed Elevations accompanying the application, for the following reasons:

1. The proposed amendments include the removal of the rear dormer which is a significant alteration to the approved scheme. The rear dormer is explicitly mentioned within the description of development of the approval and the amendment would result in development which is no longer proposed, thereby resulting in a development which conflicts with the approved description.
2. The proposed amendments result in an uplift in bedrooms within the property. Further consideration, including consultation with DCC Highways, would be necessary for the LPA to be satisfied that an appropriate level of parking would be provided. In such circumstances the alteration could not be considered to be non-material.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the





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economic, social and environmental conditions of the area. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

