

Caroline McIntyre
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The Greenhouse Hathersage Hall Business Centre
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S32 1BB



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Mr Piper
17 Level Lane
Buxton
Derbyshire
SK17 6TU

Application no: HPK/2025/0068

Determined on: 18/11/2025

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

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

17 Level Lane Buxton Derbyshire SK17 6TU

Description of Development:

The erection of a new self-build residential dwelling to the rear of 17 Level Lane

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan	(Ref: A-LLB-L-100 Rev D)
Proposed Site Plan	(Ref: A-LLB-P-250 Rev G)
Ground and First Floor Plan	(Ref: A-LLB-P-352 Rev A)
Proposed Site Elevation	(Ref: A-LLB-P-425 Rev E)
Proposed South Elevation	(Ref: A-LLB-P-450 Rev E)
Proposed East Elevation	(Ref: A-LLB-P-451 Rev E)
Proposed North Elevation	(Ref: A-LLB-P-453 Rev E)
Proposed West Elevation	(Ref: A-LLB-P-454 Rev E)

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance



with the National Planning Policy Framework.

3. Prior to any works above foundation level, a detailed schedule in relation to all facing, roof and hard surface materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of good design in line with LP Policies S1 and EQ6, the Design Guide SPD and Chapter 12 of the NPPF

4. Prior to any works above foundation level, a detailed Boundary Treatment plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, fully implemented prior to first occupation of the dwellinghouse, and thereafter retained for the lifetime of the development.

Reason:- In the interests of good design in line with LP Policies S1 and EQ6, the Design Guide SPD and Chapter 12 of the NPPF

5. The ground floor kitchen window and first floor bedroom window in the western elevation shall be obscure glazed and retained as such for the lifetime of the development.

Reason:- In the interests of preserving residential amenity in accordance with LP Policy EQ6, the Residential Design Guide SPD and Chapter 12 of the NPPF.

6. Prior to commencement of development, full details of a SUDS Drainage Scheme and all permeable hard surfacing details required to mitigate the identified impacts to the Peak District Dales Special Area of Conservation (SAC) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme, and be fully installed prior to first occupation.

Reason:- In the interests of preserving the Peak District Dales SAC in accordance with LP Policy EQ5 and relevant paragraphs contained under Chapter 15 of the NPPF

7. Prior to commencement of development, a measured survey of the site shall be undertaken and a plan prepared to a scale of not less than 1:500 showing the details of existing and intended final ground and finished floor levels from a specified bench mark. These details shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the visual and residential amenity of the site and in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

8. Prior to commencement of development, drainage plans for the disposal of foul and



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surface water flows shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and fully implemented prior to the first occupation of the dwellinghouse.

Reason:- In the interests of ensuring that there would be a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding issue and minimise the risk of pollution, in accordance with LP Policy EQ11 and relevant paragraphs within Chapter 14 of the NPPF.

9. The development hereby permitted shall be constructed as a self-build or custom-build dwelling within the definition of self-build or custom-build housing in the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act or as defined within relevant successor legislation):

For a period of 3 years from the completion of the dwelling hereby permitted the occupation of the dwelling shall be limited to Mr Ian Piper, their spouse, partner, widow or widower and to any resident dependents and the dwelling shall be their sole or main place of residence.

Reason:- To ensure that the development remains a custom / self-build development and is therefore a genuine exemption to Biodiversity Net Gain requirements in accordance with Schedule 7A of the Town and Country Planning Act 1990

10. All construction works including deliveries of plant and materials shall be restricted to the following times:

07:30 – 18:00 Monday-Friday
08:30 – 14:00 Saturdays
No working on Sundays and Bank Holidays

Reason:- In the interests of public and residential amenity in accordance with LP Policies EQ6 and EQ10 and Chapter 15 of the NPPF

11. No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be produced by an ecologist and shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”, inclusive of a 10m buffer zone between the development and the River Wye.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.





- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason:- In the interests of securing biodiversity enhancement measures on site in accordance with LP Policy EQ5 and Chapter 15 of the NPPF.

12. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This shall provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason:- In the interests of preserving protected species in accordance with LP Policy EQ5 and Chapter 15 of the NPPF.

13. Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full prior to occupation and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
- 1 x integrated universal nest box / swift brick in dwelling (avoiding southern elevations)
 - integrated bat boxes in dwelling (favouring southern elevations)
 - insect bricks in dwelling.
 - fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.
 - summary of ecologically beneficial landscaping, inclusive of native tree planting (full details to be provided in Landscape Plans).

To fully discharge this condition, a plan showing the locations of the enhancement measures supported by photographs showing the measures in situ shall be submitted to and approved in writing the local planning authority.

Reason:- In the interests of securing biodiversity enhancement measures on site in accordance with LP Policy EQ5 and Chapter 15 of the NPPF.

14. Prior to first occupation, the access, parking and turning facilities for the proposed



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dwelling and the access and parking for the existing dwelling shall be installed in line with the approved Site Plan (Ref: (Ref: A-LLB-P-250 Rev G) and retained thereafter for the lifetime of the development.

Reason:- In the interests of highway safety in accordance with LP Policy CF6 and Chapter 9 of the NPPF

15. Prior to first occupation, the entire site frontage of the application site with Level Lane shall be cleared, and maintained thereafter clear, of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2m into the site from the highway boundary in order to maximise the visibility available to drivers emerging onto the highway.

Reason:- In the interests of highway safety in accordance with LP Policy CF6 and Chapter 9 of the NPPF.

16. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping or site establishment) shall be the erection of temporary tree protection barriers fencing and advisory notices, in accordance with the submitted Arboriculture Implication Assessment by Peak Tree Consultancy dated 22/11/2024 ref PTC/2471/0003.1 for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and this shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Informative

1. The Local Planning Authority has where necessary worked in a positive and proactive manner with the applicant to address all outstanding planning issues and achieve a sustainable form of development in line with the requirements of the NPPF.
2. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.
3. Bins associated with the approved dwellinghouse will need to be presented on Level Lane. Garden gates must be wide enough to accommodate standard 240l wheeled bins.





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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. 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.
7. 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





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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.

8. 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.

