



High Peak Borough Council

working for our community

Julie Gerrard
Julie Gerrard Architectural Design Ltd
104A Meliden Road
Prestatyn
LL19 8RL

Mr Matthewson
31 Woodwind Stoneheads
Whaley Bridge
SK23 7BB

Application no: NMA/2021/0030

Determined on: 25/11/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

31 Woodwind Stoneheads Whaley Bridge Derbyshire SK23 7BB

Description of Proposal:

Non-Material Amendment to planning application HPK/2011/0430

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 25/10/2021 and plans accompanying the application numbered Drawing No.2142.01, No.1107.01C, No.2124.03, and No.2142.02, for the following reasons:

1. The proposed amendments are considered to be 'material' in this instance, due to the cumulative impact on the character of the dwelling and the relationship to surrounding neighbours and therefore cannot be granted under the current NMA (Non-Material Amendment) application under section 96A of the Town and Country Planning Act 1990 (as amended). Full planning permission is therefore required.
2. Due to the nature of the proposed changes, additional consultation and officer assessment under the relevant policies contained in the High Peak Local Plan and the NPPF, are considered necessary and may require the inclusion of additional conditions, which is not possible under section 96A, or indeed refusal, if significant harm is demonstrated.

Informative

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





High Peak Borough Council

working for our community

1. 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 economic, social and environmental conditions of the area. Despite discussions, a solution has not been provided which overcomes the material change. 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 *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

