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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Edward O'Connor
1 The Old Coach House Buxton Road
Chinley
SK23 6EL

Agent A P Design
4 Kinder View
New Mills
SK22 4DB

Application no. HPK/2010/0588

Registered on 09/11/2010

Determined on **30/12/2010**

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Single-storey side extension at 1 The Old Coach House Buxton Road Chinley

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The proposed development by virtue of its size, siting and design would have an unacceptable impact on the character of the host dwelling and Conservation Area, of which this site forms a part. The proposal would neither preserve nor make a positive contribution to the Conservation Area and is therefore contrary to polcies GD4, BC5 and H14 of the High Peak Local Plan (Saved Policies) 2008, and guidance contained within PPS5.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas

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Andy Ellis – Development Control Manager

GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment.

Plans

The plans to which this Notice refers are listed below:

01A
02B
03
04

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Andy Ellis – Development Control Manager