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High Peak Borough Council

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

FULL PLANNING APPLICATION

REFUSAL

Applicant Mrs Caroline Meagher
The Old School House Woodhead Road
Crowden
Glossop
SK13 1HZ

Application no. HPK/2010/0601

Registered on 12/11/2010

Determined on 07/01/2011

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

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

Dwelling adjacent and attached to No. 45A at 45a Manchester Road Tintwistle

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

Reasons

1. The application would lead to the intensification of use of a substandard vehicular access and the applicant has failed to demonstrate that the necessary modifications to enable safe access are possible within the confines of the site contrary to policy TR5 of the Adopted High Peak Local Plan Saved Policies.
2. The proposed development would be visually detrimental to the streetscene and is inappropriate in scale and form for the site on which it is located, contrary to policy GD4 of the Adopted High Peak Local Plan Saved Policies 2008.

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Andy Ellis – Development Control Manager

Policies relevant to this decision

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
2359-1
2359-2
2359-3

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Andy Ellis – Development Control Manager