



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 & Mrs Lee Ferncliffe Lower Dinting Glossop SK13 7DU	Application no.	HPK/2010/0643
		Registered on	06/12/2010
		Determined on	25/01/2011
Agent	Rishworth Design Associates Ltd 7-11a Worrall Street Edgeley Stockport SK3 9BE		

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

**Resubmission of HPK/2010/0278 for construction of a single detached dwelling & associated works within the curtilage of an existing dwelling at Ferncliffe Lower Dinting Dinting Glossop**

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

### Reasons

1. The loss of this green field site to a visually cramped dwelling which is uncharacteristic in scale and proportions to surrounding development, would be detrimental to the visual qualities of the street scene and contrary to Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008 and guidance set out in PPS3 - Housing.
2. The development by reason of its scale, siting, design and massing would appear incongruous and an intrusive form of development within this part of the street scene and on the approach from the West of Dinting Road and would be detrimental to the

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Andy Ellis – Development Control Manager

character and appearance of the area contrary to policies GD4 and H11 of the High Peak Saved Local Plan Policies, 2008 and advice set out on Housing Development in PPS3.

3. The development as submitted, would have a detrimental affect on the residential amenity of adjacent dwellings by virtue of loss of privacy, overlooking, noise and other disturbances contrary to the provisions of policies H11 and GD5 of the High Peak Saved Local Plan 2008.
4. The proposed development by virtue of its size and siting would result in a direct loss and threat to the continued well being of existing trees which are of amenity value to the area as a whole. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located. The development would therefore be contrary to policy OC10 of the High Peak Saved Local Plan 2008.
5. The proposal as submitted would be contrary to the interests of highway safety as facilities to allow vehicles to turn and manoeuvre within the site are insufficient to also accommodate the required level of vehicular parking for the proposed development. The development would therefore be contrary to policy TR5 of the High Peak Saved Local Plan 2008.

### **Policies relevant to this decision**

BC1 - External Materials  
GD4 - Character Form and Design  
GD5 - Amenity  
H1 - Principles of Housing Provision  
H5 - Housing within the Built up Area Boundaries  
H11 - Layout and Design of residential development  
OC10 - Trees and Woodlands  
TR5 - Access, parking and design  
  
PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPG13 Transport

### **Plans**

The plans to which this Notice refers are listed below:

Location Plan  
10.05.P1  
10.05.P2C  
10.05.P3B  
10.05.P4A

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Andy Ellis – Development Control Manager