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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr John France
26 Lee Vale Drive
Charlesworth
Glossop
SK13 5HD

Agent Stamford Wing
5
Bower Gardens
Stalybridge
SK15 2UY

Application no. HPK/2010/0604

Registered on 10/12/2010

Determined on 03/02/2011

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

Outline proposal for 2 no. dwellings forming semi detached block at 8 Dinting Lane Glossop

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

Reasons

1. The development proposed would be detrimental to the amenities enjoyed by the occupiers of the neighbouring bungalow, No. 18 Dinting Lane, to the North of the site. It would result in a loss of outlook and daylight/sunlight to their main habitable room windows and result in an overbearing form of development. The proposal is thus contrary to Policies GD5 and H11 of the High Peak Saved Local Plan Policies 2008.

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Andy Ellis – Development Control Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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2. The site configuration is such that the development proposed is considered to be unacceptable in terms of layout and form whilst also not providing commensurate car parking provision for the occupiers of No.12 Dinting Lane whom currently have parking provision on the site. The development proposed is thus contrary to Policies GD4, H11 and TR5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

Plans

The plans to which this permission refers are listed below:

Location Plan
01
07 Rev A

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Andy Ellis – Development Control Manager

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