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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Martin Shuker
Far End Cottage Elnor Lane
Fernilee
Whaley Bridge
SK23 7HD

Agent Keith Buttrill AMIBC Building Surveyor
51 Rowton Grange Road
Chapel En Le Frith
SK23 0LD

Application no. HPK/2010/0654

Registered on 13/12/2010

Determined on 07/02/2011

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

Proposed change of use of land from agricultural to domestic & construction of garage at Far End Cottage Elnor Lane Whaley Bridge

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

Reasons

1. The Local Planning Authority considers the extension of the curtilage would represent an undesirable urban intrusion into this area of countryside which has also been designated as a special landscape area. As such the proposal would be contrary to policies OC1, OC3 and OC4 of the High Peak Local Plan Saved Policies 2008.
2. The proposed garage and hard standing, by reason of its size, siting, design, and nature would form a visually obtrusive feature which would detract from the rural character and appearance of the area within which it is located thus being contrary to policies OC1, OC3, GD4 and GD5 of the High Peak Local Plan Saved Policies 2008.

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Andy Ellis – Development Control Manager

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Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

PPS7 Sustainable Development in Rural Areas

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02
03
04
05

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Andy Ellis – Development Control Manager