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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 John Hyland
Casey Developments
Rydings Road
Wardle
Rochdale
OL12 9PS

Application no. HPK/2010/0625

Registered on 08/12/2010

Determined on 15/02/2011

Agent Jennings Design Associates
The Warehouse
Saxon Street
Denton
Manchester
M34 3DS

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

Development of former garage site into 18 apartments, 6no 1 bed, 6 no 2 bed 3 person & 6 no 2 bed 4 person at Land at Hayfield Road New Mills

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

Reasons

1. The proposed development, by reason of its scale, form and massing, represents an inappropriate form of development on site, contrary to policy GD4 of the Adopted High Peak Local Plan.

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Andy Ellis – Development Control Manager

2. The proposed development fails to provide sufficent parking to accommodate the development and is therefore likley to be detrimental to highway safety contrary to policy TR5 of the Adopted High Peak Local Plan

3. The proposed development, by virtue of its form, scale and external appearance fails to provide an appropriate form of development for the site on which it is proposed, to the detriment of the visual amenity of the streetscene, contrary to policy GD5 of the Adopted High Peak Local Plan.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
P001
P002
P003
P004

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Andy Ellis – Development Control Manager