www.highpeak.gov.uk

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 David Dean
Apt 6, Quantum 2 Chapeltown Street
Manchester
M1 2BJ

Agent RB Design
Flint Glass Works
64 Jersey Street
Ancoats
Manchester
M4 6JW

Application no. HPK/2010/0613

Registered on 09/12/2010

Determined on 21/02/2011

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

New 2-storey 4-bed detached with attached garage on vacant plot at 21 Cotton Close, Whaley Bridge

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

Reasons

1. The proposed development, by virtue of its size and relative position to the adjacent neighbouring property, would be unduly dominant when viewed from the adjacent property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property. As such the proposed development fails to comply with policies GD5, H11 and Appendix 2 of the High Peak Saved Local Plan Polices 2008.
2. The proposed development by reason of its size, scale and siting would result in a cramped and intrusive form of development, which would be out of keeping with the existing and

……..

Andy Ellis – Development Control Manager

established character of the locality. As such the proposed development fails to comply with Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
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
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
001 Rev B
002

……..

Andy Ellis – Development Control Manager