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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 Simon Tong
Spring Tavern Woolley Bridge
Hadfield
Glossop
SK13 2NX

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2010/0670

Registered on 29/12/2010

Determined on 23/02/2011

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

**Construction of six dwellings and conversion of former public house to two dwellings with 2-storey rear extension at Spring Tavern Woolley Bridge Hadfield Glossop**

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

**Reasons**

1. The proposed development would result in a cramped and intrusive form of development, which would be out of keeping with the established character and pattern of development in the area. As such the proposal would be contrary to policy GD4, GD5, H11 and TR5 of the High Peak Saved Local Plan 2008.
2. The proposed development would provide inadequate space around and between buildings, particularly with regard to the provision of adequate levels of private outdoor space for residential occupiers of the development. The approval of the development is

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Andy Ellis – Development Control Manager

therefore considered to be contrary to policies GD4, GD5 and H11 of the High Peak Saved Local Plan 2008 and National Planning Policy PPS3 - Housing.

3. The proposed development by virtue of its size and siting would result in the in a threat to the continued well being of existing trees which are of amenity value to the area as a whole, thus being contrary to policy OC10 of the High Peak Saved Local Plan 2008.

4. The development would be detrimental to interests of highway safety as the proposed layout does not demonstrate safe access and manoeuvring and would result in potential conflict between vehicles within the highway. The approval of the development is therefore considered to be contrary to policy GD5, H11 and TR5 of the High Peak Saved Local Plan 2008.

5. The proposed two storey extension to the public house, by virtue of its size, design and position relative to the adjoining property, would be unduly dominant when viewed from the adjoining property, and would have an unacceptable affect on the residential amenities of the occupiers of those properties, contrary to policies GD4, GD5 and H11 of the High Peak Saved Local Plan 2008.

6. The proposed development due to its siting, scale and design would be visually unsatisfactory and deterimental to the visual character of the street scene and would prejudice the enjoyment of the adjoining footpath and long distance trail. As such is would be contrary to policies GD4, GD5, H11, and TR14 of the High Peak Local Plan 2008.

**Policies relevant to this decision**

BC1 - External Materials
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
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
TR13 - Long Distance and local trails
TR14 - The protection and construction of trails

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS4 Planning for Sustainable Economic Growth

PPS9 Biodiversity and Geological Conservation

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PPG13 Transport

PPS25 Development and Flood Risk

**Plans**

The plans to which this Notice refers are listed below:

2274-12
TS1
2274-13
2274-14
2274-9C
2274-4D
2274-8G

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Andy Ellis – Development Control Manager