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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 Peter Ballard
38 Ash Grove
Chinley
SK23 6BQ

Agent

Application no. HPK/2011/0031

Registered on 28/01/2011

Determined on 15/03/2011

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

Conversion of garage at ground floor level to form playroom with bedroom extension at first floor level. Garage extended by one bay to maintain double garage. Single storey extension to side elevation to form new utility room. at 38 Ash Grove Chinley

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

Reasons

1. The proposed garage extension by virtue of its size, design and position relative to the highway boundary would be detrimental to the open character and visual amenity of Ash Grove. As such the development fails to comply with Policies GD4 and H14 of the High Peak Saved Local Plan Polices 2008.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries

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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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GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:
01
02
03
04
05
06
07
08
09
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11
12
13

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Andy Ellis – Development Control Manager