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 Mrs Dianne Hames
115 & 117 Green Lane
Buxton
SK17 9DQ

Agent

Application no. HPK/2011/0050

Registered on 14/02/2011

Determined on **11/04/2011**

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

Single storey rear extention to both properties at 115 & 117 Green Lane Buxton

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

Reasons

1. The extension to the rear of the properties, by reason of its use of materials would form a visually obtrusive feature which would detract from the character and appearance of the main dwellings and terrace within which it is located. The approval of the proposed development would therefore be contrary to policies BC1, H14 and GD4 of the High Peak Local Plan (saved policy 2008) and also the principles of the Residential Design Supplementary planning document (adopted December 2005).

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity

……..

Andy Ellis – Development Control Manager

H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
117 01 Rev A
117 02 Rev A
117 03 Rev A
117 04 Rev A
117 05 Rev A
117 06 Rev A
115 01 Rev A
115 02 Rev A
115 03 Rev A
115 04 Rev A
115 05 Rev A
115 06 Rev A

……..

Andy Ellis – Development Control Manager