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High Peak Borough Council

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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 Conrad Taylor 15 Heath Grove Buxton SK17 9EH	Application no.	HPK/2011/0086
		Registered on	17/02/2011
Agent	Trevor Gilman Designs Ltd 73 Windsor Road Buxton SK17 7NR	Determined on	13/04/2011

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

Erection of fence, garage & car port at 15 Heath Grove Buxton

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

Reasons

1. The proposed garage, car port and close boarded fence, by virtue of the siting, size, scale and use of materials results in an overdevelopment of the application site, to the detriment of the visual character and appearance of the street scene and host property. As such the development fails to comply with Policies BC1, GD4 and H14 of the High Peak Saved Local Plan Policies 2008.
2. The proposed fence at the junctions with the existing vehicle accesses would fail to provide adequate pedestrian intervisbility splays, this would harm and cause danger to the users of

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Andy Ellis – Development Control Manager

the adjoining highway. As such the development fails to comply with Policy TR5 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
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
01 Rev B
02
03

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Andy Ellis – Development Control Manager