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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 Norman Helme
5a Spinney Close
Glossop
SK13 7BR

Agent

Application no. HPK/2011/0073

Registered on 25/02/2011

Determined on 15/04/2011

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

Sectional concrete garage on existing parking space. at 5a Spinney Close Glossop

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

Reasons

1. The proposed garage by virtue of its scale, nature, design and materials would form a incongruous addition to the street scene and would detract from the character and appearance of the area within which it is located thus being contrary to policies, GD4, GD5 and H14 of the High Peak Local Plan 2008.
2. The development if approved would be detrimental to the interests of highway safety and would result an increase in parking taking place in unsuitable locations within the highway boundary or within the site given the nature of the proposed development. It would also result in the loss of designated spaces allocated to the dwelling and is likely to lead to an increase of on street parking and obstructions within an area currently used as a turning provision. Thus the development would be contrary to policy TR5 and GD5 of the High Peak Local Plan 2008.

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Andy Ellis – Development Control Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy

PPS1 Delivering Sustainable Development

PPG13 Transport

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02
03

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Andy Ellis – Development Control Manager