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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 B Buckley
18A Queen Street
Hadfield
Glossop
SK13 2DJ

Agent J R A Moorhouse Planning
18 Dale Road
Marple
Stockport
SK6 6HA

Application no. HPK/2011/0128

Registered on 11/03/2011

Determined on 28/04/2011

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

Proposed detached dwelling at 18a Queen Street Hadfield Glossop

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

Reasons

1. This proposal fails to preserve or enhance the character and appearance of the Conservation Area as required by High Peak saved Local Plan policy B5 because the elevation fronting Hordern Close represents a poor standard of design on a prominent elevation at the entrance to the property.

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Andy Ellis – Development Control Manager

2. The applicant has failed to provide sufficient information to show that the proposal can provide satisfactory access, turning and parking provision as required by High Peak Local Plan saved policy TR5 which requires that new development shall not adversely impact the public highway and shall incorporate a good standard of layout and design.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H11 - Layout and Design of residential development
TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:

BB/1/A

BB/2/A (dated 3/11)

BB2A (dated 8/10)
BB/3/A
BB/4/A

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Andy Ellis – Development Control Manager