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	Mr Wilkinson 1 Highfield Road Hayfield SK22 2HN	Application no. HPK/2011/0170 Registered on 28/03/2011
Agent	Clearveiw Home Improvements 5 Peregrine Place Moss Side Leyland Preston PR25 3EY	Determined on 17/05/2011

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

Proposed orangery / utility extension to side elevation of semi detached property at 1 Highfield Road Hayfield

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

Reasons

1. This proposal is unacceptable because its size, design and positioning in a prominent position mean that the proposal would seriously detract from the appearance of the house and locality. The proposal would result in a large and poorly proportioned structure whose design would result in a juxtaposition of differing roof styles and which does not closely relate to that of the original building and would lead to a cluttered and unsympathetic appearance contrary to High Peak save Local Plan policies H14, H11, GD4, BC1 and Supplementary Planning Guidance: Residential Design.

……..

Andy Ellis – Development Control Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
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
270820311/1
270820311/2
270820311/3
270820311/4

……..

Andy Ellis – Development Control Manager