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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 Martin Hill
3 Barn Close
Glossop
SK13 8NP

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2011/0169

Registered on 25/03/2011

Determined on 17/05/2011

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

**Proposed re-shaped roof and new cladding to dormers. at 3 Barn Close Glossop**

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

**Reasons**

1. The proposed development by reason of its design, scale and height would result in an incongruous addition to the host dwelling and would be visually unsatisfactory to the character and appearance of the street scene and wider area. As such it would be contrary to policies GD4, GD5 and H14 of the High Peak Local Plan 2008.

**Policies relevant to this decision**

BC1 - External Materials
GD4 - Character Form and Design

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Andy Ellis – Development Control Manager

GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

**Plans**

The plans to which this Notice refers are listed below:

Location Lan
Site Plan
2380-1
2380-2

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Andy Ellis – Development Control Manager