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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 Simon Howell
6 Clifton Road
Buxton
SK17 6QL

Agent RLM Associates
11 Ashdale Road
Leek
ST13 6QZ

Application no. HPK/2011/0158

Registered on 22/03/2011

Determined on 17/05/2011

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

Single storey rear extension for the sole domestic use of the owners of the guest house at 6 Clifton Road Buxton

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

Reasons

1. The proposed extension would by reason of its size, design and scale appear incongruous and out of scale with the host dwelling and neighbouring properties and would therefore be detrimental to the character and appearance of the surrounding conservation area to which this site forms a part. Approval of the development would be contrary to the provisions of GD4, BC5, BC1 and H14 of the High Peak Local Plan (saved policies) 2008.

Policies relevant to this decision

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Andy Ellis – Development Control Manager

BC1 - External Materials
BC5 - Conservation Areas
BC10 - Archaeological and Other Heritage Features
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Statement 5- Planning for the Historic Environment

Plans

The plans to which this Notice refers are listed below:

RLM575/1
RLM575/2
RLM575/3

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Andy Ellis – Development Control Manager