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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 Scott Richardson 127 Manchester Road Chapel-en-le-Frith SK23 9TN	Application no. HPK/2011/0176 Registered on 30/03/2011
Agent	Trevor Gilman Designs Ltd 73 Windsor Road Buxton SK17 7NR	Determined on 24/05/2011

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

Proposed two storey outbuilding at Turnstone Hayfield Road East Chapel-En-Le-Frith

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

Reasons

1. The proposed outbuilding and wall by virtue of the size, scale and use of materials would result in an increased building mass disproportionate to the existing dwelling, to the detriment of the visual character of the locality. As such the proposed development fails to comply with Policies BC1, GD4 and H14 and Appendix 2 of the High Peak Saved Local Plan Polices 2008.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas

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Andy Ellis – Development Control Manager

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

Plans
The plans to which this Notice refers are listed below:
Location PLan
01
02 Rev A
03

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Andy Ellis – Development Control Manager