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High Peak Borough Council

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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 S Quinney Underleigh Eccles Road Whaley Bridge SK23 7EL	Application no.	HPK/2011/0165
		Registered on	04/04/2011
Agent	Richard Mundy Building Design Travel House Buxton Road Bakewell DE45 1BZ	Determined on	30/05/2011

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

Proposed two storey rear extension at Underleigh Eccles Road Whaley Bridge

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

Reasons

1. The extension if allowed would result in an incongruous addition to this dwelling. The size, scale, nature and design would have a detrimental impact on the character and appearance to the host dwelling and wider area, thus being contrary to policies GD4 and H14 of the High Peak Local Plan 2008.
2. The proposed two storey extension, by virtue of its size, design and position relative to adjoining properties, would be unduly dominant when viewed from adjoining properties, and would have an unacceptable affect on the residential amenities of the occupiers of those properties, contrary to policies GD4, GD5 and H14 of the High Peak Local Plan 2008.

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Andy Ellis – Development Control Manager

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Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
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
200
01
03

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Andy Ellis – Development Control Manager