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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 David Stewart
149 Long Lane
Charlesworth
Glossop
SK13 5ES

Agent Stephenson Bell
Stephenson Bell Architects Aeroworks
5 Adair Street
Manchester
M1 2NQ

Application no. HPK/2011/0181

Registered on 08/04/2011

Determined on 09/06/2011

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

Replacement dwelling at 149 Long Lane Charlesworth

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

Reasons

1. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policies OC2 & H13 contained within the High Peak Saved Local Plan and would cause harm to the objectives of those policies. The development is similarly contrary to national policy guidance relating to development within the Green Belt.

2. The proposal would be contrary to nationally established policy as set out in PPG 2 Green Belts, as a result harm would result to an interest of acknowledged importance,

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Michael Green
Planning Applications Manager

by reason of the size of the replacement dwelling which is materially larger than the dwelling it replaces.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H11 - Layout and Design of residential development
H13 - Replacement Dwellings in the Countryside
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans
The plans to which this Notice refers are listed below:

200 Rev A
201 Rev A
202 Rev A
203 Rev A
204
300 Rev B
301 Rev B
302 Rev B
303 Rev B
304 Rev B
107 Rev B

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Michael Green
Planning Applications Manager