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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 John Holden
42 Kensington Drive
Sheffield
S10 4NF

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

Application no. HPK/2011/0289

Registered on 02/06/2011

Determined on 12/07/2011

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

Proposed dwelling to rear of 128 Sheffield Road at 128 Sheffield Road Glossop

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

Reasons

1. The proposed dwelling by reason of its position on the site will be unduly prominant when entering Shirebrook Drive and detrimental to the open aspect of the area and visual characteristics of the street scene. The development is contrary to POlicieis GD4 and H11 of the High Peak Saved Local Plan Policies 2008 and advise set out in PPS3, Housing.
2. The proposed siting of the dwelling and its associated garden and parking area in relation to the mature woodland to its south will result in a property which will suffer from undue shading and leaf fall which will be detrimental to the amenities of the occupiers of the property and pressure in the future for the felling and pruning of the protected trees. The development is thus contrary to Policies GD5 and OC10 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

3. Insufficient information has been submitted with the application to enable the impact of the development on the health of the protected trees on the site to be adequately assessed contrary to the provisions of Policy OC10 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
2384.1
2384.2
2384.3

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Michael Green
Planning Applications Manager