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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 & Mrs Coulthurst Ladygate Farm Birch Vale SK22 1AY	Application no. HPK/2011/0325 Registered on 28/06/2011
Agent	Rishworth Design Associates Ltd 7-11a Edgeley Stockport SK3 9BE	Determined on 23/08/2011

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

Proposed two storey front extension to replace existing single storey extension. at Ladygate Farm Briargrove Road Birch Vale

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

Reasons

1. The extension by reason of its scale and design is inappropriate development in the green belt. Its scale, design and proposed location on the front elevation of the property would be detrimantal to the traditional design characteristics of the property and the visual amenities of the green belt. The development is thus contrary to Policies OC1, OC2, GD4 and H14 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications 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
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:

Location Plan
10.30.P1
10.30.P2
10.30.P3
10.30.P4
10.30.P5
10.30.P6
10.30.P7
10.30.P8

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Michael Green
Planning Applications Manager