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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 Ian Wright
80 Manchester Road
Chapel-en-le-Frith
SK23 9TP

Agent Mr Richard Fay
90 Windlehurst Road
High Lane
Stockport
SK6 8AE

Application no. HPK/2011/0336

Registered on 19/07/2011

Determined on 12/09/2011

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

Proposed front porch & single storey double garage to side at 80 Manchester Road Chapel-En-Le-Frith

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

Reasons

1. The proposed extension by virtue of its size, scale, height and design would result in a disproportionate addition to the host dwelling and fail to reflect the character of the host dwelling. As such the development is considered to harm the visual character of the locality, contrary to Policies GD4 and H14 and Appendix 2 of the High Peak Saved Local Plan Polices 2008.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials

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
1W.01
02

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Michael Green
Planning Applications Manager