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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr & Mrs Bromley
127 Ware Road
Hertford
SG13 7EE

Agent John F Lomas
Rothbury
Chapel Road
Hayfield
SK22 2JF

Application no. HPK/2011/0408

Registered on 27/07/2011

Determined on 21/09/2011

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

Residential development of 2No semi-detached houses and 1 No detached house at Land adjoining 87 Chapel Road Whaley Bridge

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

Reasons

1. The proposed development, by reason of its' position on elevated land would be likely to have an overbearing effect on adjacent properties and would lead to a loss of amenity by way of loss of privacy and overlooking, contrary to Policy GD5 of the Adopted High Peak Local Plan Saved Policies.

2. The proposed development by reason of its' form, character and scale of works to facilitate access would have an adverse impact on local streetscene, contrary to

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Michael Green
Planning Applications Manager

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policy GD4 of the Adopted High Peak Local Plan Saved Policies.

3. The proposed development would be likely to have a long term adverse impact on protected trees and would lead to future pressure for removal of trees on site, to the detriment of the character of the area and contrary to policy OC10 of the Adopted High Peak Local Plan.

4. The applicant has failed to demonstrate that the scheme would not have an adverse impact on local wildlife contrary to guidance contained within PPS9 Biodiversity and Geological Conservation.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands

Plans

The plans to which this permission refers are listed below:

DPL 100
DPL 101
DPL 102
DPL 103
DPL 104
11.7/1
11.7/2
11.7/3
11.7/4
SSL:13759:200:1:1

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Michael Green
Planning Applications Manager