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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 Anthony Gee
19 Roundhill Close
Hadfield
Glossop
SK13 2BH

Application no. HPK/2011/0421

Registered on 01/08/2011

Determined on 23/09/2011

Agent

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

Proposed rear conservatory at 19 Round Hill Close Hadfield Glossop

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

Reasons

1. The proposed conservatory has a design which has been contrived to avoid the problems of overlooking of neighbouring residential properties which results from its elevated position. The obscure glazing fitted to the western and southern elevations results in an unacceptably poor level of outlook to No 19 leaving its only outlook facing the side boundary from a distance of 3.1m contrary to High Peak saved Local Plan Policies GD5 and H14 and Supplementary Planning Guidance: Residential Design.
2. The proposed conservatory would result in an unacceptable loss of privacy to No 20 Round Hill Close, because its only outlook would allow unimpeded direct views into No 20's rear elevation from within the development and from a distance only 3.1m. This proposal would therefore contravene High Peak saved Local plan Policies GD5 and H14, and Supplementary Planning Guidance: Residential Design which seeks to safeguard the privacy of neighbouring properties.

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Michael Green
Planning Applications Manager

3. This Conservatory would, because of it large size and scale in relation to its small scale surroundings would appear obtrusive when viewed from No 19 Shawfield Road and the garden of No 18 Round Hill Close. As a result the proposal would run contrary to High Peak saved Local plan Policies GD5 and H14, and Supplementary Planning Guidance: Residential Design which seek to protect the residential amenities of neighbouring properties.

4.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

MC1
MC2
MC3
MC4
MC5

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Michael Green
Planning Applications Manager