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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 Alan Peach
18 Brooklands Avenue
Chapel-en-le-Frith
SK23 0PR

Agent Trevor Gilman Designs Ltd
73 Windsor Road
Buxton
SK17 7NR

Application no. HPK/2011/0426

Registered on 02/08/2011

Determined on 26/09/2011

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

Single storey front extension at 18 Brooklands Avenue 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 excessive depth would result in an overbearing addition and reduce the outlook from the neighbouring property. As such the proposed development is considered to harm the residential amenities of the adjoining neighbouring property, contrary to Policies GD5 and H14 and Appendix 2 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:
Location Plan
PEACH 01
PEACH 02

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Michael Green
Planning Applications Manager