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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 Paul Spencer
16 Lakeside
Hadfield
Glossop
SK13 1HW

Agent Architectural Designs
406 Stockport Road
Denton
M34 6FP

Application no. HPK/2011/0482

Registered on 31/08/2011

Determined on 26/10/2011

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

Proposed garage conversion to sun lounge, grage extension & rear conservatory at 16 Lakeside Hadfield Glossop

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

Reasons

1. This extension is unacceptable because its large size and bulk positioned forward of the house would appear too large in relation to the original property and in a prominent position within the street. The proposal would appear too dominant in relation to the original dwelling and too large to be considered as subsidiary as required by High Peak Local Plan policies GD4, H11 and H14. Given also that the proposal lies close to 25 Lakeside and would appear obtrusive from the front of this property, on balance the proposal is unacceptable.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

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:
Location Plan
PA001

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Michael Green
Planning Applications Manager