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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 Michael Domakin
189 Sheffield Road
Glossop
SK13 8QX

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2011/0387

Registered on 30/08/2011

Determined on 19/10/2011

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

Application for approval of reserved matters following outline approval HPK/2011/0070 for a split level detached house at 2 Pyegrove Glossop

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

Reasons

1. The dwelling proposed does not display a cohesive design in terms of fenestration and detailing which is detrimental to the overall character and appearance of the dwelling and the visual qualities of the area. The development is contrary to Policies GD4 and H11 of the High Peak Saved Local Plan 2008 and advice set out in PPS1 Delivering Sustainable Development and PPS3 Housing.

2. The dwelling by reason of its height and configuration will dominate and be detrimental to the outlook of the neighouring residential property to the west of the site contrary to the provisions of Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

2392-1
Location Plan 2392-3
2392-4
2392-11

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Michael Green
Planning Applications Manager