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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 & Mrs R Hallam 27 Pike Close Hayfield SK22 2HH	Application no.	HPK/2011/0439
		Registered on	14/09/2011
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on	09/11/2011

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

Proposed roof balcony & rear elevation at Westwood New Mills Road Birch Vale

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

Reasons

1. On balance, this proposal would represent an intrusive and visually harmful form of development which would result in an increase in actual and perceived overlooking, as well as noise and disturbance, in close proximity to West Close Cottage. This is 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 and the appearance of the building and locality.

Policies relevant to this decision

BC1 - External Materials

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Michael Green
Planning Applications Manager

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GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
11.8/1
11.8/2
11.8/3

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Michael Green
Planning Applications Manager