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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 Phil Scott
1 Walters Wood
Whaley Bridge
SK23 7FA

Agent 12/23 Arcitecture Design Ltd
82 King Street
Manchester
M4 1PH

Application no. HPK/2011/0441

Registered on 29/09/2011

Determined on 23/11/2011

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

Proposed side extension above existing single garage at 1 Walters Wood Whaley Bridge

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

Reasons

1. The proposed extension is unacceptable because of its design and massing which would seriously detract from the appearance of the property contrary to High Peak Local Plan Policy GD4, H11 and H14 and Supplementary Planning Guidance: Residential Design. The extension design fails to appear subsidiary to the main dwelling as required by the Supplementary Planning Guidance and includes elements of design which include the high eaves line, unbalanced fenestration and small roof pitch which are uncharacteristic of the existing dwelling and its surroundings and which detract from its appearance.

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:

PL001
PL002
PL003

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Michael Green
Planning Applications Manager