www.highpeak.gov.uk

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 Nick Stott
Stonygate Fernilee
Whaley Bridge
SK23 7HB

Agent

Application no. HPK/2011/0484

Registered on 07/10/2011

Determined on 02/12/2011

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

Erection of new one bed dwelling at 30 Market Street Whaley Bridge

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

Reasons

1. The location of this proposed dwelling within the rear yard of commercial properties on Market Street, whereby it is overlooked by properties on both Market Street and Goyt View would result in a dwelling which would suffer from and cause unaccpetable levels of amenity and privacy to the occupiers of the proposed dwelling and neighbouring properties. The development is thus contrary to Policies GD5 and H11 of the High Peak Saved Local Plan Policies 2008.
2. The building lies within Whaley Bridge Conservation Area and the use of green profiled metal sheeting is an inappropriate roofing material on this traditional building and would be detrimental to the character and appearance of the Conservation Area and contrary to Policy BC5 of the High Peak Saved Local Plan Policies, 2008.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

1
2A
3A

……

Michael Green
Planning Applications Manager