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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 Alan Folkard
12 The Scholes
Scholes Lane
St Helens
WA10 3PA

Application no. HPK/2011/0574

Registered on 11/11/2011

Determined on 21/12/2011

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

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

Proposed construction of detached dwelling. at Land at rear of 105 St Marys Road Glossop

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

Reasons

1. The proposed development would have a detrimental impact on the setting of the adjacent St James Conservation Area, contrary to policy BC5 of the Adopted High Peak Local Plan, Saved Policies.

2. The proposed development is unacceptable in scale and form for the site on which it is proposed, and is considered to be inappropriate backland development, contrary to policy GD4 of the Adopted High Peak Saved Policies and guidance contained within PPS3 Housing.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
TR5 - Access, parking and design

PPS3 – Housing

PPS15 Planning for the historic Environment

Plans

The plans to which this Notice refers are listed below:

Location Plan 2382-1
2382-2
2382-3
2382-4

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Michael Green
Planning Applications Manager