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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 Rod Jones

1 Alder rise

Whaley Bridge

SK23 7RR

Agent High Peak Architects

13-15 Market Street

Whaley Bridge

SK23 7AA

Application no. HPK/2011/0593

Registered on 15/11/2011

Determined on 05/01/2012

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

Retrospective Permission for timber decking to private garden at 1 Alder Rise Whaley Bridge

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

Reasons

1. The area of decking, as erected, results in a serious loss of privacy to properties on Hockerley Avenue and an intrusive impact upon adjoining neighbours, particularly to No 5 Hockerley Avenue and contrary to High Peak (saved) Local Plan policies GD5 and H11, H14 and Supplementary Planning Guidance: Residential Design.

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

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Michael Green

Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF

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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:

Location Plan

1116.02

1116.03

1116.04

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Michael Green
Planning Applications Manager

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