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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 R Pimlott
175 Hayfield Road
Birch Vale
SK22 1DA

Agent Mr Graham Hadfield
Gameslea House
26 Glossop Road
Hayfield
SK22 2NF

Application no. HPK/2011/0668

Registered on 25/11/2011

Determined on 18/01/2012

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

Proposed Gable and Rear Extensions & Driveway at 175 Hayfield Road Birch Vale

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

Reasons

1. The proposed development if allowed, would create an access at a point on Hayfield Road where exit visibility is severely restricted due to the narrow fronting footway, boundary treatments, limited width of frontage and land outside the applicant's control which would be detrimental to the safe and free flow of traffic on the adjacent classified road, thus being contrary to policy TR5 of the Adopted High Peak Local Plan 2008.
2. The proposed development by reason of its siting, scale, design and extent of engineering operation required for the access and parking would result in harm to the character of the open countryside and injure the visual amenities of the Green Belt. As such the proposal is contrary to Policy GD4, OC1, OC2 and H14 of the High Peak Local Plan Saved Policies 2008 and National Planning Policy Guidance 2: Green Belts.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS7 Sustainable Development in Rural Areas
PPG13 Transport

Plans

The plans to which this Notice refers are listed below:

SPM/1108-0
SPM/1109-0
SPM/1110-0
SPM/1111-0
SPM/1112-0
SPM/1113-0

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Michael Green
Planning Applications Manager