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 Nigel Hackney
Sylvandale Farm Woodseats Lane
Charlesworth
Glossop
SK13 5DS

Application no. HPK/2011/0686

Registered on 08/12/2011

Determined on 26/01/2012

Agent John F Lomas M.R.I.C.S M.B.Eng
Rothbury Chapel Road
Hayfield
SK22 2JF

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

Proposed Pitch Roof to replace Flat Roof area on existing house, including extending gable walls to new roof line, at Sylvandale Farm Woodseats Lane Charlesworth Glossop

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

Reasons

1. The proposed development, by reason of its' form, scale and appearance would be detrimental to the character and openess of the green belt in this location, contrary to policy OC2 of the Adopted High Peak Local Plan (Saved Policies) and PPG2 Green Belts.

2. The proposed development by reason of its form, scale and appearance would be detrimental to the appearance of the building to which it relates and is inappropriate in

……
Michael Green
Planning Applications Manager

character in the Special Landscape Area, contrary to GD4 and OC3 of the Adopted High Peak Local Plan Saved Policies.

Policies relevant to this decision

GD3 - Improvement Corridors
GD4 - Character Form and Design
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
11.12/1
11.12/2

…….
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