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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 Muhammed Jilani
18 Burlow Road
Harpur Hill
Buxton
SK17 9JA

Agent

Application no. HPK/2011/0674

Registered on 13/12/2011

Determined on 07/02/2012

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

Conversion of shop living accommodation into 4 flats. Increase of retail space by reducing 5 adjoining flats to 4 flats at 18 Burlow Road, Harpur Hill, Buxton

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

Reasons

1. The proposed development would cause direct overlooking and have an unsatisfactory relationship to the neighbouring property as a result of the means of access into the flats. As such the proposals are considered to represent an overdevelopment of the site which would adversely affect residential amenity, contrary to Polices GD5 and H15 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

GD2 - Built up area boundaries

GD4 - Character Form and Design

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Michael Green
Planning Applications Manager

GD5 – Amenity

H1 - Principles of Housing Provision

H5 - Housing within the Built up Area Boundaries

H15 - Sub-Division of Existing dwellings

TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
Site Plan
0911/1/1
0911/1/2
0911/1/3
0911/1/4
0911/1/5
0911/1/6

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Michael Green
Planning Applications Manager