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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 Will House
66 Laneside Road
New Mills
SK22 4LX

Agent Mr Nick Harden
38 Ecclesbridge Road
Marple
Stockport
SK6 7PG

Application no. HPK/2011/0682

Registered on 28/11/2011

Determined on 29/02/2012

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

Proposed Rear Decking Area at 66 Laneside Road New Mills

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

Reasons

1. The proposed decking by reason of its extent, position and height would result in the direct overlooking of neighbouring properties with a resultant loss of privacy and amenity to occupants of these dwellings contrary to Policy GD5 and H14 of the High Peak Saved Local Plan Policies 2008
2. The proposed decking due to its scale and height would be overbearing to neighbouring garden areas resulting in an undue loss of amenity to these properties contrary to Policy GD5 of the High Peak Saved Local Plan Policies 2008.
3. The scale, form and height of the proposed decking is visually unsympathetic to the character of the area and would have an undue detrimental effect on the visual qualities

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Michael Green
Planning Applications Manager

of the locality and wider landscape it adjoins. The proposed development would be contrary to Policy GD4 of the High Peak Saved Local Plan 2008.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

Plans

The plans to which this Notice refers are listed below:

Location Plan
123-3.01 Rev A
123-2.01

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Michael Green
Planning Applications Manager