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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 Stuart McBeath
81 Park Cottage
Manchester Road
Macclesfield
SK10 2JP

Application no. HPK/2011/0669

Registered on 06/01/2012

Determined on 27/02/2012

Agent

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

Proposed Orangery to rear at 10 Springbank Gardens New Mills

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

Reasons

1. The proposed extension, by reason of its projection from the rear elevation, its height and its proximity to the side boundary of No 12 would create a relatively narrow and hemmed in area in front of the rear ground floor kitchen/dining of No 12, which would unreasonably diminish the visual and other amenities of that house contrary to High Peak saved Local Plan policies GD4, GD5, H11 and H14.

2. The proposed extension would result in direct overlooking of rear of No 8 and No 6 Springbank Gardens, leading to a serious loss of privacy to these properties contrary to High Peak saved Local Plan policies GD4, GD5, H11 and H14.

3. The proposed extension would appear overbearing when viewed from the rear of No 6 and 8 Springbank gardens by reason of its location approximately 5m rear of these properties and its elevated position. Together with the positioning of opening patio

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Michael Green
Planning Applications Manager

doors, the use of which is likely to result in noise and disturbance to these neighbours this proposal would appear intrusive contrary to High Peak saved Local Plan policies GD4, GD5, H11 and H14.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
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
1

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Michael Green
Planning Applications Manager