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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 John Walker
John Dodd Property Ltd
Union Bank Chambers 79 Market Street
Stalybridge
SK15 2AA

Application no. HPK/2012/0063

Registered on 06/02/2012

Determined on 21/03/2012

Agent John Dodd Property Ltd
Union Bank Chambers
79 Market Street
Stalybridge
SK15 2AA

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

Proposed Erection of two detached dwelling houses at Land at Whitle Road New Mills

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

Reasons

1. The proposed dwellings are inappropriate in form and scale for the site on which they are proposed and would result in a visually unacceptable form of development on the site to the detriment of the visual qualities of the street scene and the wider character of the area. The development would be contrary to advice set out in PPS3 - Housing, and Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008.
2. The proposed development, by reason of form, scale and position on site, would have an overbearing effect on adjoining occupiers, contrary to policy GD5 of the Adopted High Peak Local Plan Saved Policies.

.....
Michael Green
Planning Applications Manager

3. The proposed development, by virtue of it's scale and position on site, would be likely to give rise to a loss of amenity by way of overlooking, contrary to policy Gd5 of the Adopted High Peak Local Plan Saved Policies.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 – Amenity

H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
1
2E
3A
4A
5D
6D
7A

…….
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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