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	Mrs Anne Fraser Bank end Farm 135 Kinder Road Hayfield SK22 2LE	Application no. HPK/2012/0060 Registered on 03/02/2012
Agent	Emery Planning Partnership 4 South Park Court Hobson Street Macclesfield SK11 8BS	Determined on 26/03/2012

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

Proposed Two Storey Extension at 135 Bank End Farm Kinder Road Hayfield

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 domesticated form and design is detrimental to the historic form, character and appearance of this listed building and contrary to Policies GD4, H14 and BC7 of the High Peak Saved Local Plan 2008 and advice set out in PPS5 - Planning and the Historic Environment.
2. The extension by reason of its domesticated form and design is detrimental to the character and visual amenties of Hayfield Conervation Area, the North West Derbyshire Green Belt and Special Landscape Area contrary to Policies BC5, OC1, OC2, OC3 and OC4 of the High Peak Saved Local Plan Policies 2008.

.....
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

Policies relevant to this decision

BC1 - External Materials
BC7 - Alterations and Extensions to Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan
200
201
100
101
102
103
104

……

Michael Green
Planning Applications Manager

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	Mrs Anne Fraser Bank end Farm 135 Kinder Road Hayfield SK22 2LE	Application no. HPK/2012/0060 Registered on 03/02/2012
Agent	Emery Planning Partnership 4 South Park Court Hobson Street Macclesfield SK11 8BS	Determined on 26/03/2012

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

Proposed Two Storey Extension at 135 Bank End Farm Kinder Road Hayfield

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 domesticated form and design is detrimental to the historic form, character and appearance of this listed building and contrary to Policies GD4, H14 and BC7 of the High Peak Saved Local Plan 2008 and advice set out in PPS5 - Planning and the Historic Environment.
2. The extension by reason of its domesticated form and design is detrimental to the character and visual amenties of Hayfield Conervation Area, the North West Derbyshire Green Belt and Special Landscape Area contrary to Policies BC5, OC1, OC2, OC3 and OC4 of the High Peak Saved Local Plan Policies 2008.

.....
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

Policies relevant to this decision

BC1 - External Materials
BC7 - Alterations and Extensions to Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan
200
201
100
101
102
103
104

……

Michael Green
Planning Applications Manager