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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 Ashley Leigh
7-8 Sunnyfields
Harpur Hill
Buxton
SK17 9PX

Agent Roger T Marshall
Housesteads
Dale Road
Dove Holes
Buxton
SK17 8BG

Application no. HPK/2011/0576

Registered on 22/02/2012

Determined on 18/04/2012

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

Proposed conversion of an existing dwelling back into the former two dwellings. The construction of a two storey gable addition and a single storey rear addition & Re-opening of the former front gateway at Sunnyfields, Brierlow Road, Harpur Hill, Buxton

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

Reasons

1. The proposed two storey side extension, by virtue of its siting, size, scale and design would form an over dominant addition to the property, to the detriment of the character of the host dwelling and the visual and spatial character of the street scene. As such the proposed development fails to comply with Policies H14 and GD4 of the adopted High Peak Local

.....
Michael Green
Planning Applications Manager

Plan Saved Policies 2008 and advice contained within the National Planning Policy Framework including but not limited to advice in paragraphs 56 and 64.

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

H14 - Domestic Extensions and ancillary buildings

OC1 - Countryside Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9A
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14

…….
Michael Green
Planning Applications Manager

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