



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 Lawrence Howard
1 Cheedale
Buxton
SK17 7TE
Agent S G Howard Joinery
27 Ripon Gardens
Buxton
SK17 7TE

Application no. HPK/2012/0122

Registered on 08/03/2012

Determined on 02/05/2012

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

New dwelling at 1 Cheedale, Fairfield, Buxton

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

Reasons

1. The proposal development by virtue of the siting, height, size, and scale would be out of keeping with the established character and pattern of development in the locality. As such the development would adversely affect the visual amenities of the street scene, contrary to Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008, and including but not limited to, guidance contained within in paragraphs 58, 59, 60, 61, 63 and 64 of the National Planning Policy Framework.
2. The proposed development would, by virtue of its siting and height cause an undue reduction in the amount of sunlight/daylight to the adjoining property, number 1 Cheedale. As such the proposed development would adversely affect the residential amenities of the

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Michael Green
Planning Applications Manager

adjacent property, contrary to Policy GD5 and H11 of the adopted High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

H5 - Housing within the Built up Area Boundaries

H11 - Layout and Design of residential development

TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

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Michael Green
Planning Applications Manager

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