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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 J & Mrs J Young
13 Grove Lane
Buxton
SK17 9HG

Agent SJ Design Ltd
The Old Co-op Building
Church Street
Hayfield
SK22 2JE

Application no. HPK/2012/0158

Registered on 16/03/2012

Determined on 10/05/2012

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

Proposed two storey side extension and single storey front porch extension at 13 Grove Lane, 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 size, scale, design and proximity to the neighbouring property would result in a cramped form of development, which would cause a loss of space around the dwelling. As such the proposed development would adversely affect the character of the locailty, to the detriment of the street scene, contrary to High Peak Local Plan Policies H14 and GD4, and guidance contained within but not limited to, paragraphs 58, 59, 60, 61 and 64 of the National Planning Policy Framework .

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:
100
200

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Michael Green
Planning Applications Manager