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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 Miss Paula Bosley
22 Ferneydale Avenue
Harpur Hill
Buxton
SK17 9LW

Application no. HPK/2012/0194

Registered on 29/03/2012

Determined on 23/05/2012

Agent

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

Proposed Single Storey Dining Room Extension with 2 Storey Rear & Side Elevation . at 22 Ferneydale Avenue Harpur Hill Buxton

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

Reasons

1. The two storey side extension by reason of its design, size and siting would appear incongruous and out of character with the existing pattern of development and would be detrimental to the character and appearance of the street scene. Approval of the proposal would therefore be contrary to Policies GD4 and H14 of the High Peak Saved Local Plan, 2008 and provisions of the National Planning Policy Framework, including but not limited to paragraphs 58 and 64.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design

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Michael Green
Planning Applications Manager

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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:

Location & Site Plan
01
02
03
04
05
06
07
08A
09A
10A
11A
12A

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Michael Green
Planning Applications Manager