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High Peak Borough Council

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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 Carson
85 Marsh Lane
New Mills
SK22 4PP

Agent Anglian Home Improvements
Unit 23
PO BOX 65
Norwich
NR6 6EJ

Application no. HPK/2012/0209

Registered on 05/04/2012

Determined on 30/05/2012

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

Proposed Erection of Conservatory to the front of the property at 87 Marsh Lane New Mills

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

Reasons

1. The proposed development is undesirable in that it would be visually unsatisfactory and detrimental to the visual character of the host dwelling and wider street scene. The proposal is therefore contrary to policies GD4 and H14 of the Adopted High Peak Saved Local Plan 2008 and National Planning Policy Framework 'Requiring good design'
2. The position, design and scale of the proposed conservatory, in relation to the adjoining residential property, would be unduly dominant when viewed from this property resulting in an unacceptable reduction in the level of general amenity presently enjoyed by the occupiers of that adjoining property by reason of overbearing, overlooking and privacy. Thus being contrary to policies GD5 and H14 of the Adopted High Peak Saved Local Plan 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
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:

Location Plan
Site Plan
01
02

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Michael Green
Planning Applications Manager