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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 T Piper
19/21 Station Road
Buxton
SK17 8DH

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

Application no. HPK/2012/0211

Registered on 05/04/2012

Determined on 31/05/2012

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

Proposed Addition of a Front Porch at 19 - 21 Station Road, Dove Holes

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

Reasons

1. The porch as constructed, by reason of its size, scale and siting appears incongruous and out of scale with the host dwelling and neighbouring properties and is therefore detrimental to the character and appearance of the surrounding residential area to which this site forms a part. Approval of the development is contrary to the principles of policies GD4 and H14 of the High Peak Local Plan (saved policies 2008) and paragraphs 58 and 64 of the National Planning Policy Framework 2012.

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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

Plans

The plans to which this Notice refers are listed below:

SHEET 1
SHEET 2
SHEET 3

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Michael Green
Planning Applications Manager