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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
High Peak Property Development Ltd
c/o Buxton Car Centre Dew Pond Lane
Tongue Lane Industrial Estate
Buxton
SK17 7LF

Agent
AJS Architecture
32 Carr Road
Buxton

Application no. HPK/2012/0267

Registered on 04/05/2012

Determined on 27/06/2012

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

Proposed Change of Use of Existing Public House to form 4 Bedroom Dwelling & Associated Pub Store Room to form 2 Bedroom Cottage, Demolition of Existing Flat Roof Toilet Block to Rear to form Timber Sunroom at Devonshire Arms, North Road, Buxton

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

Reasons

1. The proposed conservatory by virtue of its siting, size, scale and design would seriously detract from the character and appearance of the host building and the Fairfield Conservation Area. As such the development fails to comply with Policy BC5 of the adopted High Peak Saved Local Plan Policies 2008 and paragraphs 57, 58, 61, 64, 131 and 137 of the National Planning Policy framework.
2. The proposed amenity area serving the four bedroom dwelling by virtue of its siting, size and means of enclosure would seriously erode and detract from the open character and

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Michael Green
Planning Applications Manager

appearance of the Fairfield Conservation Area. As such the development fails to comply with Policy BC5 of the adopted High Peak Saved Local Plan Policies 2008 and paragraphs 57, 58, 61, 64, 131 and 137 of the National Planning Policy framework.

Policies relevant to this decision

BC1 - External Materials

BC5 - Conservation Areas

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

OC1 - Countryside Development

OC4 - Landscape Character and Design

TC6 - Retention of Local Centres and Village Shops

TR5 - Access, parking and design

National Planning Policy Framework

Paragraphs 57, 58, 61, 64, 131 and 137

Plans

The plans to which this Notice refers are listed below:
Location Plan
Site Plan
Proposed Site Plan
Survey 01
Survey 02
Survey 03
Survey 04
Proposed SIte 01
Existing 2 Bed 01
2 Bed Proposed 01
2 Bed Proposed 02
2 Bed Proposed 03
4 Bed Proposed 01
4 Bed Proposed 02
Proposed 01
Proposed 02
Proposed 03
Proposed 04

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Michael Green
Planning Applications Manager