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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 Gynneth A Vandermark
35B & 37A Town Lane
Charlesworth
Glossop
SK13 5HQ

Agent Building Advisory Service
5 Davenport Drive
Woodley
Stockport
SK6 1PX

Application no. HPK/2012/0241

Registered on 04/05/2012

Determined on 29/06/2012

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

Proposed single Storey rear Extensions to 35B & 37A. Proposed re-roofing of 37A. at 35B & 37A Town Lane Charlesworth Glossop

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

Reasons

1. The proposed extension to no. 35B by reason of its scale, height, massing and design would result in an incongruous addition to the host dwelling and would be visually unsatisfactory to the character and appearance of the dwelling and adjoining property also resulting in a detrimental impact to the visual amenities of the wider area and as such the Charlesworth Conservation Area which the site forms a part. The proposal is therefore contrary to policies BC1, BC5, GD4 and H14 of the Adopted High Peak Saved Local Plan 2008 and the National Planning Policy Framework for conserving and enhancing the historic environment and requiring good design.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
PV1
PV2
PV3A
PV4A
PV5
PV6A
PV7A

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Michael Green
Planning Applications Manager

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