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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 Brian Musgrave
85 New Mills Road
Hayfield
SK22 2EX

Agent High Peak Architects
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2012/0298

Registered on 21/05/2012

Determined on 04/07/2012

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

Proposed Change of Use of the Liberal Hall into a three bedroom dwelling. at 1 Hurst Lea Road New Mills

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

Reasons

1. The proposed development would result in an unacceptable loss of residential amenity by way of overlooking and loss of privacy currently enjoyed by the adjoining occupiers along Hurst Lea Road. As such it would be contrary to policies GD5 and H11 of the High Peak Saved Local Plan 2008.

2. The development would be detrimental to interests of highway safety as the proposed layout does not demostrate safe access and manoeurving within the site for the proposed development. It would result in potential conflict between vehicles and pedestrians within the adjoining highway along Hurst Lea Road. The approval of the development is therefore considered to be contrary to Policy H11 and TR5 of the High

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Michael Green
Planning Applications Manager

Peak Saved Local Plan 2008.

3. The proposed development fails to adequately justify or demonstrate that the building is no longer needed for local community use, contrary to policy CF2 of the High Peak Saved Local Plan 2008 and guidance contained in the National Planning Policy Framework.

4. The proposal would provide an unacceptable standard of residential accomodation due to the layout and position of windows and the use of obscured glazing on main windows to principal rooms, providing a substandard level of outlook and general amenity for any potential occupier contrary to policies GD4, GD5 and H11 of the High Peak Saved Local Plan 2008 and guidance contained in the National Planning Policy Framework

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
CF2 - Local Community facilities
EMP2 - Industry and business allocations in the central area
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan 1093.01
1093.02 Rev A
1093.03 Rev B

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Michael Green
Planning Applications Manager