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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 Robin Pimlott
175 Hayfield Road
Birch Vale
SK22 1DA

Agent
Gameslea House
26 Glossop Road
Hayfield
SK22 2NF

Application no. HPK/2012/0285

Registered on 15/05/2012

Determined on 10/07/2012

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

Proposed Access and Driveway at 175 Hayfield Road Birch Vale

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

Reasons

1. The proposed development would have a detrimental impact on the character and appearance of the frontage of the exisiting dwelling and the wider street scene along Hayfield Road, by reason of its siting, scale, design and extent of works to facilitate the access and parking spaces, contrary to policies GD4, GD5 and OC4 of the Adopted High Peak Local Plan Saved Policies and guidance contained within the National Planning Policy Framework.

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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
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

SPM/1152-0
SPM/1151/0
SPM/1130/1

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Michael Green
Planning Applications Manager