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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 Matthew Berry
1 Grange Park Avenue
Chapel en le Frith
SK23 0LH

Agent Keith Buttrill AMIBC Building Surveyor
51 Rowton Grange Road
Chapel En Le Frith
SK23 0LD

Application no. HPK/2012/0301

Registered on 22/05/2012

Determined on **11/07/2012**

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

Proposed Two Storey Front and Side Extension at 1 Grange Park Avenue Chapel-En-Le-Frith

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

Reasons

1. The development by reason of its size, position and design would adversely affect the visual character of the host dwelling and would unbalance the pair of semi-detached dwellings to the detriment of the character and appearance of the street scene. Approval of the development would therefore be contrary to Policies GD4 and H14 of the High Peak Saved Local Plan, 2008 and guidance contained within but not limited to, paragraphs 58, 59, 60, and 64 of the National Planning Policy Framework.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

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:

Location Plan
01
02
03
04
05
06
07
08
09

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Michael Green
Planning Applications Manager