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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 Dorinda Gilman
14 Goyt Road
Whaley Bridge
SK23 7DF

Application no. HPK/2012/0272

Registered on 31/05/2012

Agent

Determined on 26/07/2012

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

Retention of Rear Conservatory at 14 Goyt Road Whaley Bridge

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

Reasons

1. The conservatory by virtue of its size, design and proportions, causes a incongruous and dominant addition to the host building which results in an overbearing relationship with existing properties in the immediate vicinity of the site and is detrimental to the visual amenity of the area, contrary to policies GD4 and H14 of the High Peak Saved Local Plan 2008 and guidance contained within the National Planning Policy Framework.

2. The conservatory, by virtue of its size, design and position relative to the adjoining property, would be unduly dominant when viewed from the adjoining property, causing an unacceptable loss of privacy and overbearing effect to the detriment of the residential amenities of the occupiers of that property, contrary to policies GD5 and H14 of the High Peak Saved Local Plan 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
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
Block Plan
1
5

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Michael Green
Planning Applications Manager