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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 Mr James Drakeford
Lees Hall Barn Lees Hall Farm
Glossop
SK13 6JT

Agent M T Architectural Consultants
24 Martin Close
Denton
M34 3BG

Application no. HPK/2012/0322

Registered on 01/06/2012

Determined on 26/07/2012

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

Proposed Rear Single Storey Conservatory to Existing Dwelling at Lees Hall Farm Turnlee Road Simmondley Glossop

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

Reasons

1. The proposed development, by reason of its scale, form and external appearance would have a detrimental impact on the character and appearance of the building to which it relates, contrary to policies H14 and GD4 of the Adopted High Peak Local Plan Saved Policies.

2. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policy OC2 of the High Peak Saved Local Plan and would cause harm to the objectives of that policy. The development is similarly contrary to the National Planning Policy Framework relating to

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Michael Green
Planning Applications Manager

development within the Green Belt.

3. The proposed development, by virtue of its size, form and position would cause harm to the openness and visual amenities of the Green Belt contrary to High Peak Saved Local Plan Policy OC2 and the National Planning Policy Framework in so far as it relates to Green Belts.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
2012/04/01

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Michael Green
Planning Applications Manager