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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 Fikri Yarasir
26 High Street East
Glossop
SK13 8DA

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0335

Registered on 11/06/2012

Determined on 06/08/2012

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

Proposed Two Storey Side Extension. Change of Use of First Floor Flat into Restaurant and New Shop Front to Takeaway. at 26 High Street East Glossop

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

Reasons

1. The proposed extension and alterations comprise a poor standard of design which would result in an inappropriate addition to the host building. The proposal would have a detrimental impact upon both the host building and its wider setting and would result in harm to the character and appearance of the street scene and the Howard Town Conservation Area which the site forms part. As such the development is considered to be contrary to policies BC1, BC2, BC5, GD4, TC2, and TC5 of the Adopted High Peak Saved Local Plan 2008 and National Planning Policy relating to Requiring good design and Conserving and enhancing the historic environment.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TC5 - Small shops
TC9 - The Evening Economy Pubs, Clubs and takeaways
TC12 - Prime retail Frontage
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
2430-1A
2430-2
2430-3

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Michael Green
Planning Applications Manager