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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 Richard Bertouche
63 Milldale Avenue
Buxton
SK17 9BG

Agent Trevor Gilman
1A Cranford
22 St Johns Road
Buxton
SK17 6XQ

Application no. HPK/2012/0342

Registered on 13/06/2012

Determined on 06/08/2012

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

Proposed First floor side Extension over Existing Garage & Kitchen. Replace Tile Hanging to Front Elevation with Rendered Blockwork. at 63 Milldale Avenue Buxton

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

Reasons

1. The proposed first floor extension by virtue of its size, design, and siting would appear incongruous and would detract from the character of the host dwelling and the surrounding residential area. This is contrary to policies H14 and GD4 of the High Peak Local Plan (saved policies 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
BERTOUCHE 01 Rev A
BERTOUCHE 02 Rev B

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Michael Green
Planning Applications Manager