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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 Keith Buchanan
30 Beechfield Road
Davenport
Stockport
SK3 8SF

Agent Home Design Solutions
Adamson House
Out Ram Road
Dukinfield
SK16 4XE

Application no. HPK/2012/0331

Registered on 21/06/2012

Determined on 20/08/2012

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

Proposed Demolition of Existing Detached Bungalow & Replace with 5 Bedroom Detached Bungalow at 74 Long Lane Charlesworth

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

Reasons

1. The proposed dwelling would appear as an incongrous and excessively large feature within the street by reason of its greater scale and massing, relationship with its neighbour to the north and cramped appearance in relation to the width of the plot. As a result, it would cause serious harm to the appearance of the street contrary to the aims of policies GD4, GD5, H11, H13 and H14 of the High Peak saved Local Plan and inapproprite within the Green Belt in contravention of High Peak saved Local Plan policy OC2 and National

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Michael Green
Planning Applications Manager

Planning Policy Guidelines sections 7 and 9.

2. Together with its larger scale, the proposed design would relate poorly to the other dwellings in its group and to the wider locality. The number, size and arrangement of dormers would appear excessive. The proposals would include a large area of roof as well as poor proportions and detailing. The proposal represents a poor standard of design which would be harmful to the appearance of the street, open countryside and greenbelt as defined in and contrary to High Peak saved Local Plan policies GD4, GD5, OC1, OC2, H11, H14, H14 and National Planning Policy Guidelines sections 7 and 9.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02

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Michael Green
Planning Applications Manager