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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 & Mrs D Anderson
The Stables
Cowdale
Buxton
SK17 9SE

Agent Keith Buttrill AMIBC Building Surveyor
51 Rowton Grange Road
Chapel En Le Frith
SK23 0LD

Application no. HPK/2012/0325

Registered on 26/06/2012

Determined on 20/08/2012

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

Proposed Extension for Dependant Relative at The Stables, Unnamed Road From A515 To A6, Cowdale

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

Reasons

1. The proposed extension by virtue of its size, scale and layout would be tantamount to the creation of a new dwelling in the open countryside, beyond the built-up area boundary. As such the proposed development fails to comply with Polices OC1 and H14 of the adopted HIGH Peak Saved Local Plan Policies 2008.

2. The proposed development by virtue of its size, scale and design fails to respond to the character of the host dwelling and the wider countryside. As such the proposed

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Michael Green
Planning Applications Manager

development would detract from the character of the host property and the rural character and local distinctiveness of the countryside and Special Landscape Area, contrary to policies OC1, OC3, H14 and GD4 of the adopted High Peak Saved Local Plan Policies 2008 and the adopted Landscape CAhracter Supplementary Planning Document March 2006..

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

National Planning Policy Framework

Paragrpahs 55- 58, 64,109

Plans

The plans to which this Notice refers are listed below:
Location Plan
01
02
03
04
05
06
07
08
09
10
11
12

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Michael Green
Planning Applications Manager