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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 Abbott-Fleming
1 Alder Brook
Chinley
SK23 6DN

Agent Anglian Home Improvements
National Administration Centre
PO Box 65
Norwich
NR6 6EJ

Application no. HPK/2012/0403

Registered on 11/07/2012

Determined on 04/09/2012

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

Proposed side conservatory at 1 Alder Brook Chinley

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

Reasons

1. The proposed conservatory, would by reason of its size, siting and design form a visually obtrusive feature which would detract from the character and appearance of the host dwelling and the wider conservation area to which this site forms a part. Approval of the development would be contrary to High Peak Local Plan policies BC5, H14 and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, 64, 131, and 133 of the National Planning Policy Framework 2012.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
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 rev A
Site Plan rev A
Existing 1 of 2
Existing 2 of 2
Proposed 1 of 2
Proposed 2 of 2

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Planning Applications Manager

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Existing 2 of 2
Proposed 1 of 2
Proposed 2 of 2

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Michael Green
Planning Applications Manager