www.highpeak.gov.uk

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 Stephen Wherry
Structural & Technical Systems
96 Green Lane
Buxton
SK17 9DJ

Application no. HPK/2012/0378

Registered on 16/07/2012

Determined on 03/09/2012

Agent

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

Proposed side extension at Handy House, Spring Gardens, Buxton

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 siting, size, scale and use of materials would adversely affect the character and setting of the adjacent listed building and would fail to preserve or enhance the Buxton Hardwick Conservation Area, contrary to Policies BC1, BC5 and BC8 of the adopted High Peak Saved Local Plan 2008, and paragraphs 58, 59, 61, 126, 128, 131, 132 and134 of the National Planning Policy Framework.
2. The proposed extension by virtue of its siting, size and scale would cause a loss of sun and daylight, and have an overbearing presence on the residential amenities of the adjacent neighbouring property Longden Court. As such the proposed development fails to comply with Policies GD5 and H14 of the adopted Local Plan and paragraphs 17 of the National Planning Policy Framework

.....
Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials

BC5 - Conservation Areas

BC8 - Settings of Listed Buildings

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

H14 - Domestic Extensions and ancillary buildings

Plans
The plans to which this Notice refers are listed below:

Location Plan Handy LP1
Site Plan Handy S1
HandyPlan1A
HandyPlan2
HandyElevA

……
Michael Green
Planning Applications Manager