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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 Paul Whiston
18 Spring Rise
Glossop
SK13 6US

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0402

Registered on 11/07/2012

Determined on 05/09/2012

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

Two storey side extension at 18 Spring Rise Simmondley Glossop

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

Reasons

1. This proposal would seriously harm the appearance of the house and street by reason of its large size in relation to its plot, poor proportions and lack subservience as required by "High Peak Supplementary Planning Guidance: Residential Design". The cumulative impact would result in a cramped form of development out of keeping with its surroundings and contrary to Supplementary Planning Guidance: Residential Design, High Peak saved Local Plan policies GD4, GD 5, H11 and H14 and Paragraphs 17, 56, 57, 58, 60, 61, 64, 196, 197 of the National Planning Policy Framework.
2. The proposed extension, by reason of its close proximity and elevated position, would result in an unacceptable loss of residential amenity to No 16 Spring Bank through a loss of privacy, overbearing impact and loss of light. As a result, the proposal is contrary to High Peak saved Local Plan Policy BE1, GD4, GD5, H11 and H14, Supplementary

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Michael Green
Planning Applications Manager

Planning Guidance: Residential Design and Paragraphs 17, 56, 57, 58, 60, 61, 64, 196, 197 of the National Planning Policy Framework.

3. This proposal would lead to a reduction in the space available for the parking of vehicles within the site whilst increasing the demand for such facilities. The proposal would fail to provide sufficient off street parking spaces as required by the "Car Parking Standards in Derbyshire" leading to an increase in on demand for street parking, and contrary to High Peak saved Local Plan Policy TR5 and section 4 of the National Planning Policy Framework.

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
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2455-1
2455-2

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Michael Green
Planning Applications Manager

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