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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 M & Mrs J Marsland
2 Railway cottages
Station Road
Dove Holes
SK17 8DH

Agent R L Allen Draughtsman
56
Dalton Avenue
Stretford
M32 9TP

Application no. HPK/2012/0431

Registered on 24/07/2012

Determined on 17/09/2012

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

Proposed Single Storey Side Extension to form Bedroom/En Suite with Flat Roof Patio Area at Railway Cottages Station Road Dove Holes

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

Reasons

1. The proposed extension and roof terrace would by reason of its size, design and scale appear incongruous and out of scale with the host dwelling and neighbouring property and would therefore be detrimental to the character and appearance of the locality. Approval of the development would be contrary to High Peak Local Plan Policies H14 and GD4, and guidance contained within paragraphs 17, 58, 59, 60, 61, 64 the National Planning Policy Framework 2012.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
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
Site Plan
R2560
R2560/2
R2560/3

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Michael Green
Planning Applications Manager