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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 B Golden
11 Lascelles Road
Buxton
SK17 6RA

Agent Heathcote Design And Development
20 Ravenshaw
Macclesfield Road
Buxton
SK17 9AH

Application no. HPK/2012/0452

Registered on 30/07/2012

Determined on 24/09/2012

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

Proposed Construction of 1no. 5 Bedroom Detached Dwelling on land to the rear of 11 Lascelles Road & Construction of Single Garage. at 11 Lascelles Road Buxton

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

Reasons

1. The proposed dwelling, because of its size and scale and proximity to the common boundary with no 9 Lascelles Road will result in a an overbearing development and a thus a loss of general amenity to the occupiers of that property contrary to Policies GD5 and H11 of the adopted High Peak Local Plan 2008 and principles of the National Planning Policy Framework.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC5 - Conservation Areas

GD2 - Built up area boundaries

GD4 Character Form and design

GD5 Amenity

H5 - Housing within the Built up Area Boundaries

H11 Layout and Design of Residential Development

TR5 Access Parking and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan 01.01
02.01 Rev B
02.02 Rev A
03.01 Rev A
03.02 Rev A
03.04

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Michael Green
Planning Applications Manager