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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 William Meadowcroft
3 King Edward Avenue
Glossop
SK13 7QZ

Agent IPB Associates
9 Kendall Grove
Leigh
WN7 4ES

Application no. HPK/2012/0434

Registered on 09/08/2012

Determined on 03/10/2012

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

Proposed Two Storey Side and Single Storey Rear Extension at 3 King Edward Avenue Glossop

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

Reasons

1. The proposed extension by reason of its size, scale and design would adversely affect the character of the host property, to the detriment of the visual amenities of the street scene, and would lead to a cramped form of development on site. As such the proposed extension fails to comply with Policies H14 and GD4 of the adopted High Peak Saved Local Plan Polices 2008.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials
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
H14 – Residential Extensions

TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
1
2
3

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Michael Green
Planning Applications Manager