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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 Neil Fairhurst
Torr Cottage Back Union Road
New Mills
SK22 3EJ

Agent

Application no. HPK/2012/0450

Registered on 13/08/2012

Determined on 05/10/2012

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

Proposed New Porch. at Torr Cottage Back Union Road New Mills

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

Reasons

1. A porch on this simple vernacular building would be a detrimental addition to its existing flat facade which in character with other properties in the conservation area should be kept free from porches or other additions to the front elevation.The development would neither preserve nor enhance the character of this building and would be detrimental to the character and appearance of the Conservation Area within which it is situated. The development is contrary to Policies GD4, H14 and BC5 of the High Peak Saved Local Plan Policies 2008 and advice set out in Section12 of the National Planning Policy Framework

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas

……
Michael Green
Planning Applications Manager

GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TC1 - Town Centres
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
4
5
6

……

Michael Green
Planning Applications Manager

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