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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 Stephen Robinson
Kapetil Ltd
Cavendish House 37 Green Lane
Buxton
SK17 9DL

Agent BPUD Limited
155
Hurdsfield Road
Macclesfield
SK10 2QX

Application no. HPK/2012/0505

Registered on 31/08/2012

Determined on 23/10/2012

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

Proposed Three Bedroomed Residential Dwelling including Garden Space and Associated Off Street Parking. at Land Between 35 To 37 Bowden Lane Chapel-En-Le-Frith

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

Reasons

1. The proposed development, by reason of its scale and position close to the common boundary with 37 Bowden Lane, will result in a loss of amenity to the occupiers of 37 Bowden Lane, in particular because of the overbearing impact of the development, loss of light and loss of privacy contrary to Policy GD5 of the adopted High Peak Local Plan 2012 and advice in the National Planning Policy Framework.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

GD5 Amenity

H1 Principles of Housing Provision

H11 Layout and Design of Residential Development

TR5 Access Parking and Design

GD2 Built Up Area Boundaries

GD4 Character Form and Design

BC5 Conservation Areas

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

257.01

257.02

257.03

…….

Michael Green
Planning Applications Manager