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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 Bill Jennings
Jennings Design Associates Ltd
The Warehouse Saxon Street
Denton
Manchester
M34 3DS

Agent Jennings Design Associates
The Warehouse Saxon Street
Denton
Manchester
M34 3DS

Application no. HPK/2012/0516

Registered on 05/09/2012

Determined on 30/10/2012

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

Proposed Erection of Three Two Storey Houses (three bedroomed five person units) at Land South of 37 Beresford Road, 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 virtue of the siting, size and inadequate amenity space would result in a cramped form of development and an overdevelopment of the site to the detriment of the visual amenity of the street scene. As such the development fails to comply with Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008 and paragraphs 17, 57, 58, 60 and 61 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials

GD2 - Built up area boundaries

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

H5 - Housing within the Built up Area Boundaries

H11 - Layout and Design of residential development

Plans

The plans to which this Notice refers are listed below:
E693-000
001
002
003

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Michael Green
Planning Applications Manager