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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 Anton Connor
73 Norfolk Street
Glossop
SK13 7RA

Agent NF-PALOMA
7
Park Crescent
Furness Vale
SK23 7PU

Application no. HPK/2012/0560

Registered on 28/09/2012

Determined on 23/11/2012

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

Proposed dormer window to existing loft conversion at 73 Norfolk Street Glossop

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

Reasons

1. The proposed dormer window would be detrimental to the visual appearance and character of the existing dwelling, the terrace as a whole, and the wider Conservation Area by reason of its design, position on the roof and prominence, contrary to adopted High Peak Local Plan 2008- polices GD4, GD5, BC5 and BC6, Supplementary Planning Guidance: Residential Design and advice in the National Planning Policy Framework including advice at sections 7 and 12.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02

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Michael Green
Planning Applications Manager