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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 Phil Brennand
Marl House Farm Glossop Road
Little Hayfield
SK22 2NR

Agent A Dearden
4 Kinder View
New Mills
SK22 4DB

Application no. HPK/2012/0594

Registered on 19/10/2012

Determined on 27/11/2012

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

Proposed Single Storey Side Extension at Noon Sun Barn Brookbottom New Mills

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

Reasons

1. The extension would represent a disproportionate addition to the original property which is considered to be inappropriate development in the Green Belt. In the absence of any special circumstances the development is contrary to Section 9 of the NPPF and Policy OC2 of the High Peak Saved Local Plan Policies 2008.
2. The extension by reason of its form and appearance would detract from the simple vernacular form of the existing building. The development is thus also contrary to Policy GD4 and H14 of the High Peak Saved Local Plan 2008.
3. The extension of the domestic curtilage proposed would be an encroachment of residential development into the green belt. Such development would be harmful to the open character of the green belt and contrary to Policy OC2 of the Local Plan and advice set out in Section 9 of the NPPF.

……
Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan 05
01 A
02 A
03
04 A

……

Michael Green
Planning Applications Manager

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