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High Peak Borough Council

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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 Chris Brown
Centrebus Ltd
102 Cannock Street
Leicester
LE4 9HR

Agent Laura Hayward Architects
2
Gloucester Crescent
Melton Mowbray
LE13 0AQ

Application no. HPK/2012/0426

Registered on 03/09/2012

Determined on 29/10/2012

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

Proposed Conversion and Extension of two existing stone buildings into dwelling & the demolition of an existing garage and erection of a new 1.5 storey dwelling at Aspincroft Garage Hayfield Road Chapel-En-Le-Frith

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

Reasons

1. The relationship of the proposed dwelling on plot 3 to Aspincroft Cottage and the adjacent car repair business, would result in a poor standard of residential amenity for future occupiers, particularly as a result of overlooking and noise, contrary to Policy GD5 of the High Peak Saved Local Plan Policies 2008, and paragraph 17 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

2. The proposed size, scale and design of the proposed dwelling on plot 3 is considered inappropriate to the character and appearance of the Town End Conservation Area, to the detriment of a designated heritage asset. As such the proposed development fails to comply with Policy BC5 of the High Peak Saved Local Plan Polices 2008 and paragraphs 131 and 132 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials

BC5 - Conservation Areas

BC6 - Demolition in Conservation Areas

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

TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
X001A
X002
X003
X004
PL001A
PL002A
PL003
PL004A
PL005
PL006
PL007B
PL008B
1571-01-A

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Michael Green
Planning Applications Manager