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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 Miss Rachael Hammond
85 Windosr Road
Buxton
SK17 7NR

Agent

Application no. HPK/2012/0614

Registered on 25/10/2012

Determined on 18/12/2012

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

Proposed New Driveway with Stone Flags, Replace Concrete Flags with Natural Flags on Existing Steps, Remove Concrete Block Covering form Coal Shute and install New Window & New Stone Retaining Walls Back Filled with Concrete. at 85 Windsor Road Fairfield Buxton

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

Reasons

1. The proposed development, in particular the removal of the front boundary wall, the opening up of the frontage of the site and the construction of a retaining wall, plus the installation of unsympathetic new fenestration, would detract from the character and appearance of the conservation area contrary to Policy BC5 of the High Peak Saved Policies 2008 and advice in the National Planning Policy Framework including advice at chapter 12.

2. The proposed development will be detrimental to highway safety, in particular as a result of restricted visibility and restricted site dimensions, and as such the development fails to comply with Policy TR5 of the High Peak Saved Local Plan Policies 2008 and advice in the National Planning Policy Framework including advice at paragraph 32.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 – External Materials

BC5 – Conservation Areas

GD2 – Built up Area Boundaries.

GD4 – Character, Form and Design

TR5 – Access, Parking and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan
WR 2012 001

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Michael Green
Planning Applications Manager