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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 M & Mrs H Betts
33 Harris Road
Buxton
SK17 9JS

Agent Alison Grant Architects Ltd
5 Northfield
Heptonstall
Hebden Bridge
HX7 7NW

Application no. HPK/2012/0616

Registered on 26/10/2012

Determined on 21/12/2012

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

Proposed Single Storey Extension, Carport and First Floor Balcony to Existing Dwelling at 33 Harris Road Harpur Hill Buxton

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

Reasons

1. The proposed extension with the addition of the roof terrace would by reason of its size, design and height appear incongruous with the host dwelling and neighbouring property and would result in overlooking of the neighbouring property contrary to High Peak Saved Local Plan Policies GD4, GD5 and H14 and the guidance contained within paragraphs 17, 58, 59, 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

H14 – Domestic Extensions and Ancillary Buildings

TR5 – Access, Parking and Design

Plans

The plans to which this Notice refers are listed below:

065 01 LP
065 01 01
065 01 02

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Michael Green
Planning Applications Manager