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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 J Taylor
70 High Street East
Glossop
SK13 8QA

Agent Mr Derek Buckley
15 Greaves Street
Mosley
Ashton under Lyne
OL5 0QH

Application no. HPK/2012/0581

Registered on 12/11/2012

Determined on 03/01/2013

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

Proposed Rear Dormer Construction. at 70 High Street East Glossop

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

Reasons

1. The proposed dormer window, by reason of its size, position and detailed design would detract from the visual appearance and character of the building and surrounding Conservation Area contrary to Policies GD4 and BC5 of the adopted High Peak Local Plan 2008 and advice in the National Planning Policy Framework

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
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Policies relevant to this decision

High Peak Local Plan (Saved Policies) 2008

BC1 External Materials

BC5 Conservation Areas

GD4 Character Form and Design

GD5 Amenity

H14 Domestic Extensions and ancillary Buildings

TR5 Access Parking and Design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan

12/DB/001

12/DB/002

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Michael Green
Planning Applications Manager