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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 Paul Serle
Searle Building Co Ltd
12 Leek Road
Mossley
Congleton
CW12 3HU

Agent

Application no. HPK/2012/0652

Registered on 13/11/2012

Determined on 08/01/2013

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

Proposed 2 New Dwellings at The Punchbowl, Manchester Road, Buxton

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

Reasons

1. The proposed development, by reason of its siting and size would result in an incongruous form of development which would adversely affect the character of the street scene, contrary to Policy GD4 and H11 of the adopted High Peak Saved Local Plan Policies and paragraphs 17, 56, 58, 60, 61, and 64 of the National Planning Policy Framework.
2. The proposed development by reason of its siting and size would provide inadequate levels of private amenity space and cause a loss of privacy for future occupiers, to the detriment of residential amenity. As such the development fails to comply with Policy GD5 and H11 of the adopted High Peak Saved Local Plan Policies and paragraph 17 of the Nation Planning Policy Framework

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Michael Green
Planning Applications Manager

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Policies relevant to this decision

BC1 - External Materials
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:
Location Plan
16
SD/11/7
SD/11/17A
SD/11/20
1205/06 Rev B
1205/05
1205/01 Rev C
BW72/4

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Michael Green
Planning Applications Manager