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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 Alan Pimblett
Hawthorn Farm Cottage
Fairfield Road
Buxton
SK17 7ED

Application no. HPK/2012/0611

Registered on 22/11/2012

Determined on 09/01/2013

Agent

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

**Proposed Loft Conversion to provide Two Bedrooms by Constructing Dormer Window at Hawthorn Farm Cottage Fairfield Road Buxton**

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

**Reasons**

The dormer window by virtue of its excessive size, poor design and fenestration detail will be detrimental to the visual appearance and character of the dwelling and in addition will fail to preserve or enhance the character and appearance of the conservation area. As such the development fails to comply with Policies BC5, GD4 and H14 of the High Peak Saved Local Plan Policies 2008 and the guidance contained within paragraphs 17, 56, 57, 58 and 64 of the National Planning Policy Framework .

**Policies relevant to this decision**

BC1 – External Materials

BC5 – Conservation Areas

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Michael Green
Planning Applications Manager

GD4 – Character, Form and Design

GD5 – Amenity

H11 – Layout and Design of Residential Development

H14 – Domestic Extensions and Ancillary Buildings

**Plans**

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
01
02
03
04

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Michael Green
Planning Applications Manager