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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 Jarratt
6 Wheatcroft
Hadfield
Glossop
SK13 2EN

Agent

Application no. HPK/2012/0662

Registered on 20/11/2012

Determined on **14/01/2013**

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

Proposed First Floor Extension over Existing Garage. at 6 Wheatcroft Hadfield Glossop

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

Reasons

1. The proposed development, by virtue of its scale, design and external appearance fails to respect the character of the existing building and would be detrimental to the visual qualities of the area contrary to the policies GD4 and H14 of the Adopted High Peak Local Plan (saved policies 2008) and paragraphs 17, 56, 58, 59, 60, 61,64 of the National Planning Policy Framework 2012.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

National Planning Policy Framework 2012

Plans

The plans to which this Notice refers are listed below:

Location Plan
DRG.1
DRG.2

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Michael Green
Planning Applications Manager

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