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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 S & Mrs C Hayward
74 Hall Road
Ashton under Lyne
OL6 8QB

Agent Davenport & Flinn
3A Hamnett Street
Hyde
SK14 2EX

Application no. HPK/2012/0469

Registered on 23/11/2012

Determined on 14/01/2013

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

Proposed Erection of Single Detached Dwelling with Intergral Garage. at Land At The Rear of 273 Sheffield Road & Fronting Pyegrove Road Glossop

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

Reasons

1. The development by reason of its design including its height, roof form and positioning on the site will dominate the street scene and the outlook of facing residential properties. The development would be detrimental to the amenities of the occupiers of these properties and would have an adverse impact on the visual characteritics and qualities of the street scene. The development is thus contrary to Policies GD4, GD5 and H11 of the High Peak Saved Local Plan Policies 2008 and Section 7 of the National Planning Policy Framework.
2. The proposed development does not provide sufficient on-site parking for a dwelling of this size which will result in vehicles parking on the adjacent highway close to the junction of the A57 (T). The development has the potential to disrupt the free and safe

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Michael Green
Planning Applications Manager

flow of traffic on the adjoining highway to the detriment of other highway users and contrary to the best interests of highway safety. The development would be contrary to Policies TR5 and H11 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

6424-02 Rev A
6424-03

…….

Michael Green
Planning Applications Manager

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