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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 Ms Jackie Marsh
10 Hawthorn Road
Chapel en le Frith
SK23 0XU

Agent Matthews Walker Architecture
5 High Street
Stockport
SK1 1EG

Application no. HPK/2012/0627

Registered on 26/11/2012

Determined on 15/01/2013

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

Proposed First Floor Extension over Existing Ground Floor Rear Extension at 10 Hawthorn Road, Chapel-En-Le-Frith

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

Reasons

1. The proposed extension by virtue of its siting, scale and height would cause a reduction in the amount of daylight to the adjoining property and have an overbearing impact, to the detriment of residential amenity. As such the proposed extension fails to comply with Policies GD5 and H14 and Appendix 2 of the adopted High Peak Saved Local Plan Polices 2008, and paragraph 17 of the National Planning Policy Framework.
2. The proposed extension would be likely to encourage the parking of vehicles on the public highway due to the lack of off road parking provision. As such this would lead to conflict with other highway users, contrary to Policy TR5 and Appendix 2 of the adopted High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 17, 56-58

Plans
The plans to which this Notice refers are listed below:
1654/LP
1652.02
1652.03

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Michael Green
Planning Applications Manager