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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 Messrs KR & RG Pritchard
1 Park Road
Buxton
SK17 6SG

Application no. HPK/2012/0709

Registered on 13/12/2012

Agent

Determined on 29/01/2013

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

Proposed Two Storey Rear Extension to Provide a Double Garage with Kitchen & Living Room Above, 5 New Conservation Roof Lights to Existing House, Reconfiguration of Existing Vehicle Access at 1 Park Road Buxton

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

Reasons

1. The differing scale, massing, height and fenestration of the extension as proposed would result in a cluttered appearance which would not reflect the existing dwelling, contrary to policy GD4 of the High Peak Local Plan.

2. The unbalanced design of the extension would appear alien within the street scene, and would neither preserve or enhance the character of the Buxton Conservation Area and its setting, contrary to Policy BC5 of the High Peak Local Plan and paragraphs 131, 134 and 137 of the NPPF.

3. The extension as proposed would neither preserve or enhance the special character and setting of the Devonshire Royal Hospital Building(the Devonshire Dome) and the

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Michael Green
Planning Applications Manager

neighbouring Church of St. John the Baptist, both of which are grade II* listed buildings, contrary to policy BC8 of the High Peak Local Plan and paragraphs 131, 134 and 137 of the NPPF.

Policies relevant to this decision

BC5 - Conservation Areas
GD4- Character, Form and Design
BC5- Conservation Areas and their settings
BC8- Settings of Listed Buildings
TR5- Access, Parking and Design

National Planning Policy Framework

Paragraphs 131, 134 and 137

Plans

The plans to which this Notice refers are listed below:

Location Plan
1
2
3
4
5
6
7
8
9
10
11
12

In accordance with Article 31 (1) (cc) Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have been proactive in providing pre-application advice with applicant for a similar scheme. It was indicated to the applicant that there would be concerns with regard to potential for impact upon the street scene, and upon heritage assets within the locality. In the opinion of the Local Planning Authority the scheme as submitted has not overcome these concerns.

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Michael Green
Planning Applications Manager