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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 John Robson
29 Green Lane
Buxton
SK17 9DL

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0689

Registered on 07/12/2012

Determined on 29/01/2013

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

Proposed Replacement Detached Garage and Alterations to Provide GF Shower/WC at 29 Green Lane Buxton

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

Reasons

The garage by virtue of its excessive size, dominant character, door detailing and its position forward of the main frontage of the building line 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 9,17, 56, 57, 58 and 64 of the National Planning Policy Framework .

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
TR5 - Access, parking and design

National Planning Policy Framework

Paragraphs 9, 17, 56, 58, 60, 61 and 64.

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2477-1A

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Michael Green
Planning Applications Manager