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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 Mr David Bennison
7 Park Terrace
Glossop
SK13 8HU

Agent PH Architecture
71 Larkwood Close
Carrbrook
Stalybridge
SK15 3NL

Application no. HPK/2012/0679

Registered on 14/12/2012

Determined on 04/02/2013

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

Proposed Two Storey Side and Rear Extension at 7 Park Terrace Glossop

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

Reasons

1) In the opinion of the Local Planning Authority, the extension as proposed would appear excessive in mass and scale and would constitute an unbalanced design which would be out of character with the dwelling and wider street scene contrary to saved policies GD4 and H14 of the Local Plan.

2) In the opinion of the Local Planning Authority, the extension would result in an unacceptable level of overlooking of the first floor rear windows of 58 and 60 Victoria Street, and adequate privacy distances would not be provided, to the detriment of the amenity of the occupiers of those dwellings, contrary to saved policy H14 of the High Peak Local Plan.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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Policies relevant to this decision

GD4 - Character Form and Design
H14 - Domestic Extensions and ancillary buildings

National Planning Policy Framework

Plans
The plans to which this Notice refers are listed below:

Location Plan
1
2
3
4
5

Whilst the Local Planning Authority have attempted to be pro active in determination of the application in accordance with Article 31 (1) (cc) of the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012, no simple amendment could overcome the concerns given in the reasons for refusal and it is considered that the proposals are unsustainable for the reasons given and do not conform with the provisions of the NPPF.

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Michael Green
Planning Applications Manager