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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 Mark Claire
Lodge Farm Boggard Lane
Charlesworth
Glossop
SK13 5HL

Agent Mr Andrew Ellis
Dowd Town Planning
2a King Edward Street
Macclesfield
SK10 1AA

Application no. HPK/2012/0667

Registered on 30/11/2012

Determined on 06/03/2013

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

Proposed Two Storey Side & Rear Extension at Bankbottom Cottage Boggard Lane Charlesworth

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

Reasons

1. This proposed extensions, taken together with previous extensions would represent a disproporationate increase over and above the size of the orginal dwelling and thereby constitue inappropriate development within the Green Belt. As such the extensions are by definition harmful to the Green Belt and would reduce the openness of the Green Belt, contrary to High Peak Saved Local Plan Policy OC2 and the National Planning Policy Framework section 9.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

GD5 - Amenity
GD4 - Character Form and Design
H11 – Layout and Design of Residentail Development
H14 – Domestic Extensions and Ancillary Buildings
OC1 - Countryside Development
OC2 – Green Belt
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 – Access, Parking and Design

National Planning Policy Framework sections 7, 9 and 11
Supplementary Planning Guidance: Residential Design
Supplementary Planning Guidance: Residential Character

Plans
The plans to which this Notice refers are listed below:
Location Plan
012-100-001

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Michael Green
Planning Applications Manager