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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 Robinson
Kapetil Limited
37 Green Lane
Buxton
SK17 9DL

Agent BPUD Limited
155 Hurdsfield Road
Macclesfield
SK10 2QX

Application no. HPK/2012/0697

Registered on 15/01/2013

Determined on 12/03/2013

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

Proposed Construction of a Three Bedroomed Detached Residential Dwelling including Garden Space and Two off Road Parking Spaces at Land off South Head Drive, Chapel- en-le- Frith

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

Reasons

1. The proposed development would result in the loss of land allocated to be transferred to the Local Planning Authority as Public Open Space. As such the proposed development fails to comply with Policy H12 of the High Peak Saved Local Plan Policies 2008, the adopted Planning Obligations Supplementary Planning Document 2005 and paragraph 74 of the National Planning Policy Framework

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Michael Green
Planning Applications Manager

2. The proposed development would result in the loss of an open area of land which contributes signficanlty to the visual amenities of the locality. As such the proposed development fails to comply with Policies GD4 of the High Peak Saved Local Plan Policies 2008 and paragraph 74 of the National Planning Policy Framework.

3. The proposed development by virtue of its layout and siting would result in a visually cramped form of development which would be out of keeping with the established and spacious character of the locality. As such the proposed development fails to comply with Policies GD4 and H11 of the High Peak Saved Local Plan Policies 2008, Residential Design SPD 2005 and paragraphs 17, 58-61 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
H12 – Public Local Open Sapce
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 14, 17, 49, 56-61, 74, 100, 101

Plans
The plans to which this Notice refers are listed below:
Location Plan
259.01 Rev B
259.02 Rev A
259.03 Rev A
CW/6718 P-LA
CW/6718 P-TC
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Michael Green
Planning Applications Manager