www.highpeak.gov.uk

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 & Mrs N & F Chapman
Leanlow Farm
Hartington
Buxton
SK17 0BB

Agent SJ Design Ltd
The Old Co-Op Building
Church Street
Hayfield
SK22 2JE

Application no. HPK/2013/0035

Registered on 30/01/2013

Determined on 21/03/2013

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

Proposed New Dwelling House at 1 Highfields Peak Dale

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

Reasons

1. The proposed development by reason of its siting and scale would be out of keeping with the established pattern of development in the locality and woud result in a visually cramped form of development to the detriment of the visual amenities of the area. As such the proposed development fails to comply with Policy GD4 and H11 of the adopted High Peak Saved Local Plan Policies 2008 and paragraphs 17 and 56-58 of the National Planning Policy Framework.
2. The proposed development by reason of its siting and scale would create a poor visual outlook from the established residential properties in Highfields, to the detriment of residential amenity. As such the proposed development fails to comply with Polices GD5 and H11 of the High Peak Saved Local Plan Policies 2008.

……
Michael Green
Planning Applications Manager

Policies relevant to this decision

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 14, 17, 56-58.

It is considered that although the proposals are positioned sustainable location and therefore in part comply with the provisions of the NPPF, for the above reasons the development would not conform to other relevant paragraphs of NPPF. Such matters have been discussed with the applicant however in this instance no solutions have been suggested/recommended.

Plans
The plans to which this Notice refers are listed below:
Location Plan 100
Existing Site Plan 101
Proposed Site Plan 102
103
104

…….
Michael Green
Planning Applications Manager